

Miss Freya Turtle
Iceni Projects Ltd
Flitcroft House
114-116 Charing Cross Road
London
WC2H 0JR

Application Ref: **2017/4986/L**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

21 December 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:
10 Denmark Street
London
WC2H 8LS

Proposal:

Details of new clay roof tiles and paint removal as required by conditions 4 and 5 of listed building consent ref 2016/3847/L (dated 20/09/2016), for: Removal of paint to front elevation; roof repairs and alterations; internal alterations to existing layout and the removal of modern steel columns and lower ground and ground floor levels.

Drawing Nos: 1401/St Giles Circus - 10 Denmark Street - clay tile sample August 2017;
1401/St Giles Circus - 10 Denmark Street - Brickwork cleaning August 2017;
METHOD STATEMENT - Paint Removal dated 16/08/2017.

The Council has considered your application and decided to grant Approval of Details (Listed Building).

Informative(s):

- 1 Reasons for approving the details.



The application building is grade II listed and forms part of the St Giles Circus wider development site (planning ref: 2012/6828/P, approved 31/03/2015). Details have been submitted to discharge conditions 4 (clay roof sample tile) and 5 (paint removal) of 2016/3847/L.

Condition 4 - the original listed building consent allowed the replacement of the existing roof covering with clay tiles. A physical sample has been provided on-site and has been inspected by an officer from the Council's Conservation and Heritage department. The clay sample is a peg tile, model 'Clayhall Medium', made by Heritage Clay Tiles. It is considered to be of suitably high quality and would safeguard the appearance of the premises and the character of the immediate area.

Condition 5 - a method statement has been submitted containing details of the paint removal. Trials have been submitted to allow the removal of paint to the front elevation through poultice paint removal treatment. A method statement and trial areas undertaken has demonstrated that the brickwork is not damaged. Overall, the proposal is an acceptable methods that does not pose harm to the fabric and should be sufficient to leave the face of the facing brickwork intact, and so will not harm the listed building.

The detailed submitted with this application meet the wording of the conditions and are of acceptable quality. Therefore, it is considered that the details preserve the grade II listed building's special interest. A Conservation and Heritage Officer from the Council has reviewed the details and finds them to be acceptable. On this basis, both conditions can be discharged.

Public consultation was undertaken by placement of a press notice and site notice. One response was received from the Covent Garden Community Association stating they had no objection. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are advised that all conditions relating to listed building consent 2016/3847/L which need details to be submitted, have been approved.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

David T. Joyce

David Joyce
Director of Regeneration and Planning