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Jonathan McClue
Planning and Development
London Borough of Camden
5 Pancras Square
London
N1C 4AG

5th January 2018

AS – 15/389
BY PLANNING PORTAL

Dear Jonathan,

7 DENMARK STREET – PLANNING AND LISTED BUILDING CONSENT FOR BICYCLE STORE

On behalf of Consolidated Developments Ltd please find enclosed a Planning Application and accompanying Listed Building Consent application for the provision of a new basement area underneath 7 Denmark Street to provide cycle parking for residential use.

Relevant Background

This application is submitted in the context of previous Planning and Listed Building Consent applications for an identical basement alongside works to the rear mews building of 7 Denmark Street, (LPA Refs: 2016/0143/L and 2016/0088/P) which were withdrawn in 2017. These applications received a recommendation for approval subject to entering into a S106 Agreement but were subsequently withdrawn.

Following their withdrawal updated Planning and Listed Building Consent applications (LPA Refs: 2017/3191/L and 2017/3142/P) were subsequently submitted to secure permission for the works to the rear mews building but with the previously proposed basement works omitted. These applications were approved on 1st June 2017.

The current planning and listed building consent applications are being submitted to secure the new basement area underneath 7 Denmark Street for residential cycle storage. These works are identical to those proposed under the withdrawn applications for the site and are therefore considered to be acceptable in principle bearing in mind the previous recommendation for approval.

The Proposals

7 Denmark Street, which is listed as Grade II*, is one of the original houses to survive from the creation of Denmark Street in the 1680s. Its principle façade retains much of the seventeenth-century detailing, including its plum-red bricks, stone string courses and keystones (now overpainted). Unusually for Denmark Street it also retains a doorcase which appears to be partly of the seventeenth century. The

rear façade retains some of the original plum-red brickwork up to first-floor level, but the upper part has been rebuilt in stock brick and now has a modern fire escape attached. The yard space to the rear of 7 Denmark Street has been encroached upon with poor quality infill elements over time, eroding the sense of separation between the townhouse and the mews building within the yard, diminishing the distinction between the primary townhouse and the secondary mews workshop.

The proposals for the mews workshop, as approved under 2017/3191/L and 2017/3142/P, will serve to re-establish the distinction between 7 Denmark Street and the rear mews building. This in turn offers an opportunity to look at the utilisation of the existing accommodation within the basement and ground floor of 7 Denmark Street, providing an opportunity to form a new basement space that can be accessed directly from Book Mews without compromising the security and integrity of the townhouse and its demise. This enables the cycle store approved under the wider consent for St Giles Circus (LPA Ref: 2012/6858/P) to be relocated from the currently approved external, unsheltered position, into a secure lockable enclosure.

The new cycle store has been designed in accordance with the recommendations set out in Camden Planning Guidance 7 – Transport, and provides sufficient storage for 22 resident's cycles. This is an increase in number from the original consent and is based on space standards for Josta two-tier cycle stands, set at 400mm centres. Full details of the proposals can be found in the accompanying Heritage Statement and Design and Access Statement.

The Submission

As well as this covering letter the following documentation is submitted in support of this planning and listed building consent application:

- Red line plan prepared by ICA;
- Consented and proposed plans, drawings and elevations prepared by ICA;
- Design and Access Statement prepared by ICA;
- Heritage Statement produced by Alan Baxter Associates;
- Basement Impact Assessment prepared by Engenuiti;
- Planning application fee of £195.

I trust the enclosed is sufficient for your assessment of the proposals and I look forward to receiving confirmation that the application has been validated. In the meantime please do not hesitate to contact me at this office if you require anything further or wish to discuss any point in more detail.

Yours sincerely,

A solid black rectangular box used to redact the signature of Anna Snow.

Anna Snow
DIRECTOR