

Application ref: 2018/0081/L  
Contact: Jonathan McClue  
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Date: 2 November 2018

**Development Management**  
Regeneration and Planning  
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Iceni Projects  
114-116 Charing Cross Road  
London  
WC2H 0JR

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**7 Denmark Street**  
**London**  
**WC2H 8LZ**

Proposal:

Partial demolition of single storey rear elements; additional storey to the rear mews building to create an eating area for the existing bar (A4) use; basement extension to provide additional office (B1a) space and new residential bicycle storage (22 spaces) and associated works.

Drawing Nos: (1401\_7D) - (PL-EX/PL)00; (PL-EX)00-01, 03, 10-12, 14; (PL)00-01, 03, 10-12, 14. Design and Access Statement dated October 2017, Basement Impact Assessment Rev 01 dated 08/12/2017, Combined lateral and horizontal movements dated 14/06/2018 and 02/10/2018 and Drained total movement.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: (1401\_7D) - (PL-EX/PL)00; (PL-EX)00-01, 03, 10-12, 14; (PL)00-01, 03, 10-12, 14. Design and Access Statement dated October 2017, Basement Impact Assessment Rev 01 dated 08/12/2017, Combined lateral and horizontal movements dated 14/06/2018 and 02/10/2018 and Drained total movement.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 No new plumbing, soil stacks, flues, vents, ductwork or rainwater goods and soil pipes shall be fixed on the internal or external faces or soffit of the building unless shown on the drawings hereby approved or as otherwise agreed by discharge of the relevant condition.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 5 No new grilles, security alarms, lighting, cameras, display screens or other appurtenances shall be fixed on the internal or external faces or soffit of the building unless shown on the drawings hereby approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 6 No aerials, plant, equipment or means of enclosure shall be erected other than as indicated on the approved drawings.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 7 All new external rainwater goods and soil pipes on the visible elevations shall be of cast iron and painted black.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 8 Notwithstanding the approved drawings and support documents, double glazed windows are not approved as part of this permission. Detailed drawings (plan, elevation and section drawings) for all new windows and doors at a scale of

1:10 shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 9 Detailed drawings, sample of materials and manufacturer's specification as appropriate in respect of all facing materials shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun. The work shall be carried out in accordance with such approved proposals.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting approval.

The application site includes the main building, its rear yard and outbuilding/workshop. The site is listed grade II\* and lies within the Denmark Street Conservation Area (CA). It forms part of the wider St. Giles Circus site which includes properties on Charing Cross Road, Denmark Street, Denmark Place, St. Giles High Street, Flitcroft Street and Books Mews. Works to the property and changes to its use have been approved under 2012/6858/P and 2012/6865/L (both dated 31/05/2018). Planning permission and listed building consent (refs. 2016/0088/P and 2016/0143/L, both withdrawn 07/12/2016) for a similar development gained a resolution to grant subject to S106 following Planning Committee on 02/06/2017. Planning permission and listed building consent was later granted under 2017/3142/P and 2017/3191/L (both dated 17/07/2017) for a similar development as being proposed here without the basement proposals. The development has therefore been deemed acceptable by the Council, both in its proposed form and without the basement proposal.

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 historic townhouse building and the mews building within the yard. Due to the age, quality and appearance of the modern additions, there is no objection to their removal as they are not of any historical or architectural significance. The removal of the modern single storey elements would also result in a physical and visual break between the main building and the rear workshop building, which would re-establish the hierarchy and distinction of the buildings. The demolition of these elements would therefore restore a sense of openness to the rear yard and better reveal the significance of the listed structures. The basement would extend behind the main house through the creation of a small opening behind the lightwell. The remainder of the perimeter walls would be retained and the depth and width of this part of the extension would remain subservient in plan form. This preserves the hierarch and legibility of the main house. The rear workshop structure has suffered

unsympathetic alterations and the proposals to better reveal it and works to repair and consolidate fabric are welcomed. A metal access staircase would provide access to the upper floors. It is considered that this structure would maintain the semi-industrial character of this rear part of the site. At first floor level, an additional story would be constructed of timber and glass so it is clearly differentiated between the semi-industrial character of the brick lower storey and the high quality modern intervention above. The additional floor would maintain a modest height in relation to the adjacent outbuilding at 6 Denmark Street and the other surrounding buildings. On balance, it is considered that the proposals would have a positive impact on the character and setting of the listed building.

In considering the proposals, special regard has been given to the desirability of preserving the listed buildings and their setting, and their features of special architectural or historic interest, under s. 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision. A number of third party comments have been received in relation to this application. These have been duly considered in the decision making process and summarised as part of a consultation summary uploaded to the Council's website.

As such, the proposed details are in general accordance with policies D1 (Design) and D2 (Heritage) of the Camden Local Plan. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

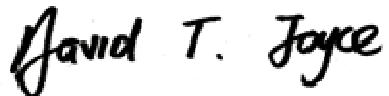
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D' and 'J'.

David Joyce  
Director of Regeneration and Planning