

Application ref: 2018/4013/L  
Contact: Colette Hatton  
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Date: 14 January 2019

**Development Management**  
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Iceni Projects  
Flitcroft House 114-116 Charing Cross Road London  
WC2H 0JR

Dear Sir/Madam

### **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

#### **Approval of Details (Listed Building) Granted**

Address:  
**20 Denmark Street**  
**London**  
**WC2H 8NE**

Proposal:  
Condition 3 of 2012/6869/L  
Drawing Nos: Application form, 180817 Covering Letter, St. Giles Circus - 20 DMS  
restoration methodology, photo 1.

The Council has considered your application and decided to grant Approval of Details (Listed Building) 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: Application form, 180817 Covering Letter, St. Giles Circus - 20 DMS restoration methodology, photo 1.

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.

- 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.

Informative(s):

- 1 20 Denmark Street is a grade II listed building constructed in 1686. The building is currently being repaired and restored. The application is for the discharge of condition 3 of listed building consent 2012/6869/L which reads as follows:

'A trial sample of brick cleaning and re-pointing shall be inspected and approved in writing by the Local Planning Authority before the relevant part of the work is begun'.

Methodology statements for the brick cleaning and re-pointing have been submitted, a sample panel has also been viewed on site. The sample shows bricks that have been cleaned using the Neolithic 625 system which has a low concentration of hydrofluoric acid. The cleaning has not damaged the surface of the brick but has removed the dirt and grime. The method of raking out the existing cementitious pointing will protect the brick, the new lime pointing is suited to the building. The pointing is slightly recessed allowing the brick arises to be visible.

The proposed works will not harm the special interest of the grade-II-listed building.

The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, 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 D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 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).

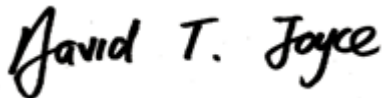
- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 Noise from demolition and construction works is subject to control 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



David Joyce  
Director of Regeneration and Planning