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Colette Hatton  
Planning and Development  
London Borough of Camden  
5 Pancras Square  
London  
N1C 4AG

20<sup>th</sup> December 2018

VIA PLANNING PORTAL

Dear Colette,

**MEWS BUILDING, 6 DENMARK STREET, LONDON WC2H**

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On behalf of Consolidated Developments Ltd please find enclosed a Listed Building Consent application for changes to the internal layout of the approved residential unit at 6 Denmark Street, a Grade II\* listed building within the Denmark Street Conservation Area.

**Relevant Background**

The rear mews of 6 Denmark Street is a two-storey outbuilding originally built as a silversmith's workshop. The site forms part of the wider St Giles Circus site which was granted planning permission for redevelopment in March 2015 (LPA ref: 2012/6858/P). To facilitate this wider redevelopment, and in particular the conversion of the rear mews building to residential use, Listed Building Consent (LPA ref: 2012/6864/L) was secured for the following:

*Alterations to include the replacement of non-original windows with sliding sash casement windows, replacement of modern clay tiles with reclaimed natural slate, repair and refurbishment of existing brickwork and shopfront, replacement of front roof dormers in connection with the redevelopment of St Giles Circus site.*

Since that time further analysis of the building has been undertaken, revealing significant graffiti left by the Sex Pistols. This subsequently led to an upgrading of the list description in 2016 from Grade II to Grade II\*.

**The Proposals**

This current Listed Building Consent application has been prepared to better reveal and protect the significant graffiti left by members of the Sex Pistols which was identified after the 2015 grant of consent. It is intended that the Sex Pistols interior artwork is not simply retained, but protected and displayed, creating an entirely unique living space.

The key changes to the approach when compared to the previous consent are as follows:

- Strip out and paint removal to better reveal the historic, industrial character;
- Restoration of windows to original design;
- Relocation of staircase to better reveal the building;
- Relocation of consented bathroom to better reveal the graffiti on the floor above;
- Reveal and protect graffiti with UV-rated gallery glass;
- Restoration of flooring, reinstating damaged areas to match surviving timber floorboards;
- Reduce number of skylights in the roof to limit damage to the graffiti;
- Preserve the historic roof structure while adding insulation and strengthening from above.

Further details of the proposals are contained within the accompany Design and Access Statement produced by Ian Chalk Architects and within the Heritage Statement prepared by Alan Baxter Associates.

### **The Submission**

As well as this covering letter the following documentation is submitted in support of this 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;

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,



Anna Snow  
DIRECTOR