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Mr Jonathan McClue  
Planning and Built Environment  
London Borough of Camden  
5 Pancras Square  
London  
N1C 4AG

13<sup>th</sup> December 2018

VIA PLANNING PORTAL

Dear Jonathan,

**PLANNING APPLICATION FOR THE ERECTION OF A METAL BALUSTRADE TO THE RESIDENTIAL ROOF TERRACE AT 21-25 DENMARK STREET, LONDON WC2H 8LS**

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On behalf of my client, Consolidated Developments Ltd, please find enclosed a planning application to regularise the metal balustrade to the approved residential roof terrace at 21-25 Denmark Street.

**Background to the Proposals**

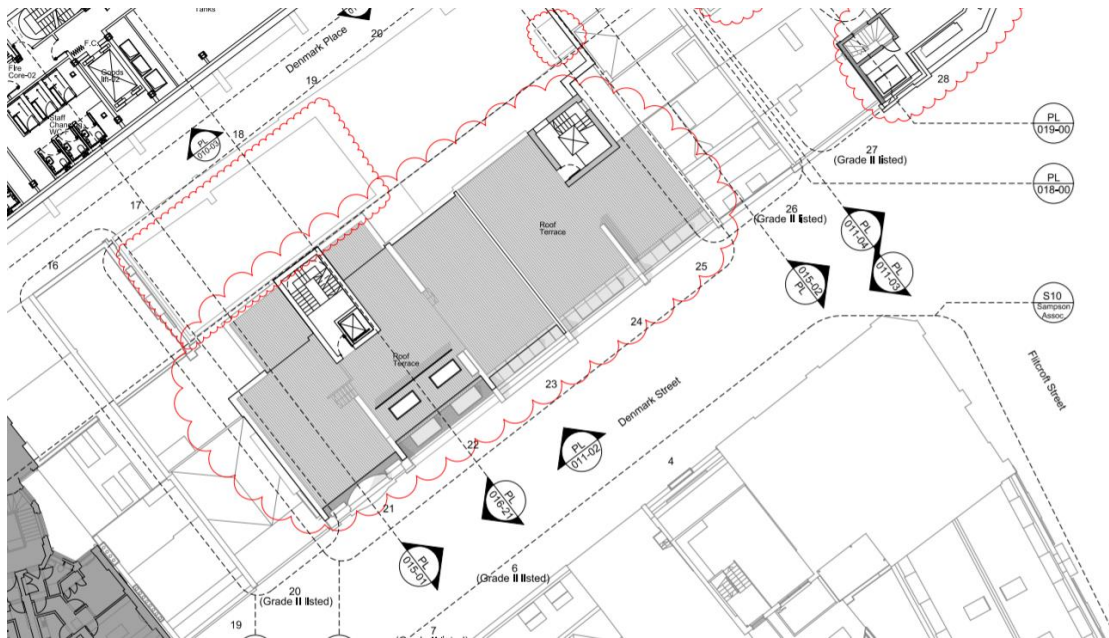
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Planning permission and associated Conservation Area Consent, Listed Building Consents and Advertisement Consent were granted on 31<sup>st</sup> March 2015 (subject to a Section 106 Agreement) for the redevelopment of St Giles Circus to provide the following:

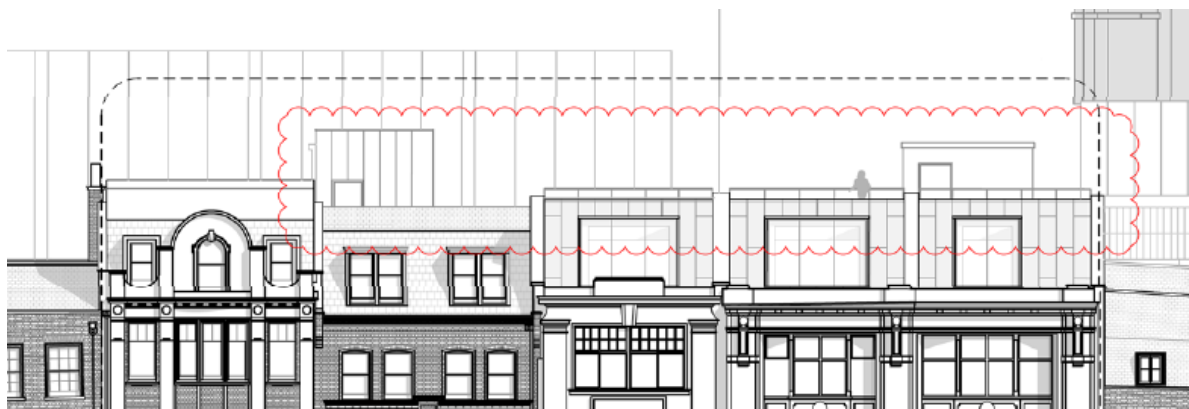
*The erection of three buildings (5 and 7 storey buildings facing Centre Point Tower and a 4 storey building on Denmark Place) following the demolition of 1-6, 17-21 Denmark Place and York and Clifton Mansions with retained facades at 1-3 Denmark Place and York and Clifton Mansions to provide 2895 sqm of basement Event Gallery space to be used for community events, exhibitions, product launches, live music (including recorded music), awards ceremonies, conferences and fashion shows (Sui Generis); a 678 sqm urban gallery with 1912 sqm of internal LED screens to be used for circulation space, retail, advertising, exhibitions, brand and product launches, corporate events, screenings, exhibitions and events (including recorded music) (Sui Generis); 884 sqm of flexible retail and restaurant floorspace (Class A1/A3), 2404 sqm of restaurant floorspace (Class A3); 385 sqm of drinking establishment (Class A4) and a 14 bedroom hotel (Class C1) between Denmark Place and Andrew Borde Street. Change of use of 4, 6, 7, 9, 10, 20-28 Denmark Street, 4 Flitcroft Street and 1 Book Mews to provide 4,308 sqm of office floorspace (Class B1a); 2,959 sqm of residential floorspace (Class C3); 239 sqm of affordable housing (Class C3) and 2540 sqm of retail floorspace (Class A1). Provision of a new pedestrian route from Andrew Borde Street to Denmark Street at ground floor level and associated partial demolition at 21 Denmark Street (all GEA).*

A residential roof terrace was granted as part of the original planning permission (LPA Ref: 2012/6858/P). This roof terrace was originally proposed to sit at roof level to the south of Denmark Place, however the location of the roof terrace was amended during the negotiation of the application

and was subsequently approved across the roof level of 21-25 Denmark Street. The approved drawing number is 1793 PL005-05 P2 (submitted in support of this application) and an extract is provided below:



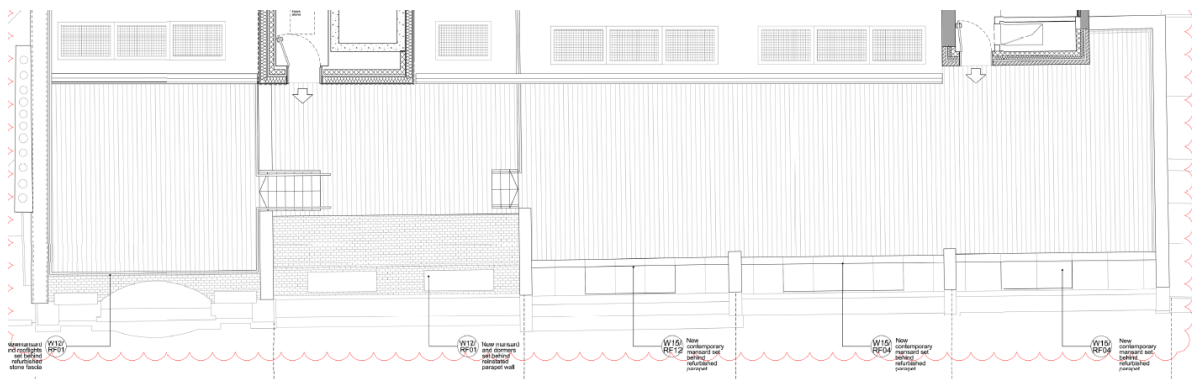
Following the grant of planning permission design development continued and a number of changes to the development were secured via a Minor Material Amendment (MMA) application. (LPA reference: 2015/3900/P). As part of this MMA it was intended to secure permission for a metal balustrade around the approved roof top terrace. This is shown on approved drawing 1793 PL011-02 P3 (submitted in support of this application) as shown in the extract below:



The balustrade is also shown on approved drawing 1793 PL015-06 P3 as shown on the extract below:



Notwithstanding the approved plans referenced above the balustrade was not included on the corresponding roof plan (drawing number 1793 PL016-06, extract provided below) and as such there is an inconsistency within the approved drawing pack which this application seeks to resolve.



### **This Planning Application**

This planning application is submitted in the context of the information provided above to regularise the erection of a metal balustrade around the approved residential roof terrace at 21-25 Denmark Street. This application has become necessary due to an inconsistency on the approved drawings where the balustrade is shown on some elevations but not on the approved roof plan.

In support of this planning application please find enclosed the following information:

- Red line plan;
- Approved drawings PL005-05 P2, PL011-02 P3, PL015-06 P3, PL016-06 P3;
- Proposed drawings PL016-08 P1, PL016-06 P1;
- Balustrade details 1973\_2\_PL(XX)02;
- Proposed balustrade views 1973\_2\_PL(XX)01.

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

Yours sincerely,



Anna Snow  
Director