

Application ref: 2018/6319/L
Contact: Colette Hatton
Tel: 020 7974 5648
Date: 4 March 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Iceni Projects
44 Saffron Hill London EC1N 8FH

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
6 Denmark Street
London
WC2H 8LX

Proposal:

Internal alterations to the approved residential layout of the building
Drawing Nos: Application form, 181220 LBC Covering Letter, 1437-210_St Giles
Circus 6 Denmark Street outbuilding_low, 1401_No.6 Mews_DAS_Rev G,
1401_6D(X)213, 1401_6D(X)212, 1401_6D(X)211, 1401_6D(X)210, 1401_6D(X)113,
1401_6D(X)112, 1401_6D(X)111, 1401_6D(X)110, 1401_6D(X)000.

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

Conditions And Reasons:

- 1 Sample panels of the brick cleaning shall be carried out and approved by the Local Authority prior to this part of the works commencing.

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, 181220 LBC Covering Letter, 1437-210_St Giles Circus 6 Denmark Street outbuilding_low, 1401_No.6

Mews_DAS_Rev G, 1401_6D(X)213, 1401_6D(X)212, 1401_6D(X)211, 1401_6D(X)210, 1401_6D(X)113, 1401_6D(X)112, 1401_6D(X)111, 1401_6D(X)110, 1401_6D(X)000.

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.

- 4 Prior to the commencement of works, a method statement, including details of (removal/dismantling of the wall/cleaning of the bricks) shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus 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.

Informative(s):

- 1 6 Denmark Street is a grade II* listed building within the Denmark Street conservation area. The main building was constructed in 1680 as part of a terrace. However, it is the small outbuilding to the rear of the building which is the subject of the application. The outbuilding was initially constructed as a silver smiths, but is also connected to the post-war music industry that was centred around Denmark Street. From 1975-77 the building doubled up as a rehearsal studio and living quarters for The Sex Pistols. At first floor level, graffiti by the band decorates the walls.

The outbuilding has planning permission and listed building consent to be used for residential purposes. The current application relates to some alterations to the layout of the residential unit.

The primary alteration to the already consented scheme is the repositioning of the staircase which facilitates the 'flipping' of the layout. The bedroom and bathroom are now situated at ground level and the sitting room and kitchen are on the upper level. The 'flip' results in fewer partitions, ensuring the Sex Pistols graffiti is not compromised and can be fully appreciated within its setting.

The proposals also include the preservation of the graffiti by erecting full height frameless glazing over the top of the art work. This will ensure the graffiti can be viewed fully without interruption. Other preservation strategies include the removal of roof lights, to ensure excess daylight does not fade the graffiti.

The windows at ground floor level are to be fully replaced, as these are not in working order and a concrete sill has previously been introduced creating drainage problems around the window. The upper windows are also to be repaired and parts replaced where necessary.

It is also proposed to clean the brick work on the external elevations and on some internal walls. This is acceptable, however a condition will be added to the consent ensuring sample panels are carried out and shown to the Council prior to this part of the works going ahead.

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

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. Historic England have also been consulted and raise no objections. The Secretary of State have agreed to the recommendation made by Historic England. 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.

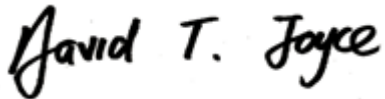
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 2019.

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, slightly slanted style.

David Joyce
Director of Regeneration and Planning