

Application ref: 2019/0686/L  
Contact: Colette Hatton  
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Date: 12 March 2019

**Development Management**  
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United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

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

Address:  
**26 Denmark Street**  
**London**  
**WC2H 8NN**

Proposal:  
Discharge of Condition 17 of 2015/6937/L  
Drawing Nos: Application form, cover letter.

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

Conditions And Reasons:

Informative(s):

- 1 The application relates to the discharge of condition 17 of listed building consent application 2015/6937/L, which reads as follows:

Notwithstanding the approved drawings and supporting documents, all existing roof tiles on 26 Denmark Street shall be retained unless it can be proven that they are beyond useful life. Replacement tiles shall be submitted to and approved in writing by the Council as local planning authority before the relevant part of the work is begun. The work shall be carried out in accordance

with such approved plans.

The applicant has shown that the existing slate tiles are in poor condition. It has also been noted within the application that the original tiles would not have been slate tiles, as the building was built in 1680 and slate tiles were not introduced into the London until circa. 1800. The proposed replacement tiles are therefore red clay tiles, which would have been the historic roof covering. Buildings of the same period, on the south side of Denmark Street have red clay tiles, as a result, there will be consistency within the street.

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

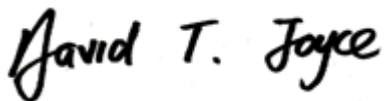
As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

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