

Application ref: 2019/0889/L
Contact: Colette Hatton
Tel: 020 7974 5648
Date: 25 April 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 Ltd
Da Vinci House
44 Saffron Hill
London
EC1N 8FH
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**26 Denmark Street
London
WC2H 8NN**

Proposal:

Works of repair and restoration.

Drawing Nos: Application form, 190206 PP and LBC Covering Letter, Red Line Plan, 190124_26DMS - 22 DMP LBC Design Statement reduced_Part1, 190124_26DMS - 22 DMP LBC Design Statement reduced_Part2, 190124_26DMS - 22 DMP LBC Design Statement reduced_Part3, 190124_26DMS - 22 DMP LBC Design Statement reduced_Part4, 1437-210_St Giles Circus_26DS_Heritage Statement_med-res, 029-Z2-S-105 FOR PLANNING, 029-Z2-S-115 FOR PLANNING, 029-Z2-S-125 FOR PLANNING, 029-Z2-S-135 FOR PLANNING, 029-Z2-S-145 FOR PLANNING, 029-Z2-S-206 FOR PLANNING, 029-Z2-S-404 FOR PLANNING(1), 029-Z2-S-561 FOR PLANNING, 029-Z2-S-563 FOR PLANNING, 1793_2_PL(26)20-P02_-26 Denmark Street Proposed Window Details, 1793_2_PL(26)21-P02_-26 Denmark Street Proposed Window Details, 1793_2_PL(26)22-P02_-26 Denmark Street Proposed Window Details, 1793_2_PL(26)23-P02_-26 Denmark Street Proposed Window Details, 1793_2_PL(26)24-P02_-26 Denmark Street Proposed Window Details, 1793_2_PL(26)25-P02_-26 Denmark Street Proposed Window Details, 1793_2_PL(26)26-P02_-26 Denmark Street Proposed Window Details, 1793_2_PL(26)27-P02_-26 Denmark Street Proposed Window Details, 1793_2_PL(26)28-P02_-26 Denmark Street Proposed Window Details, 1793_2_PL(SH)26-P02_-26 Denmark Street Window and Door Schedule, 1793PL018-00-P08-No. 26 Denmark Street Proposed Basement Groun, 1793PL018-01-P08-No.

26 Denmark Street Proposed First Second F, 1793PL018-02-P07-No. 26 Denmark Street Proposed Third Floor Ro, 1793PL018-03-P07-No. 26 Denmark Street Proposed Denmark Street F, 1793PL018-04-P08-No. 22_23 Denmark Place Proposed Denmark Place, 1793PL018-05-P08-No. 22_23 Denmark Place Proposed Denmark Place, 1793PL018-06-P07-Nos. 26 Denmark Street and 22 Denmark Place Pro(1), 1793PL018-06-P07-Nos. 26 Denmark Street and 22 Denmark Place Pro, 1793PL018-07-P08-Nos. 26 Denmark Street and 22 Denmark Place Pro.

The Council has considered your application and decided to grant Listed Building Consent 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, 190206 PP and LBC Covering Letter, Red Line Plan, 190124_26DMS - 22 DMP LBC Design Statement reduced_Part1, 190124_26DMS - 22 DMP LBC Design Statement reduced_Part2, 190124_26DMS - 22 DMP LBC Design Statement reduced_Part3, 190124_26DMS - 22 DMP LBC Design Statement reduced_Part4, 1437-210_St Giles Circus_26DS_Heritage Statement_med-res, 029-Z2-S-105 FOR PLANNING, 029-Z2-S-115 FOR PLANNING, 029-Z2-S-125 FOR PLANNING, 029-Z2-S-135 FOR PLANNING, 029-Z2-S-145 FOR PLANNING, 029-Z2-S-206 FOR PLANNING, 029-Z2-S-404 FOR PLANNING(1), 029-Z2-S-561 FOR PLANNING, 029-Z2-S-563 FOR PLANNING, 1793_2_PL(26)20-P02_-26 Denmark Street Proposed Window Details, 1793_2_PL(26)21-P02_-26 Denmark Street Proposed Window Details, 1793_2_PL(26)22-P02_-26 Denmark Street Proposed Window Details, 1793_2_PL(26)23-P02_-26 Denmark Street Proposed Window Details, 1793_2_PL(26)24-P02_-26 Denmark Street Proposed Window Details, 1793_2_PL(26)25-P02_-26 Denmark Street Proposed Window Details, 1793_2_PL(26)26-P02_-26 Denmark Street Proposed Window Details, 1793_2_PL(26)27-P02_-26 Denmark Street Proposed Window Details, 1793_2_PL(26)28-P02_-26 Denmark Street Proposed Window Details, 1793_2_PL(SH)26-P02_-26 Denmark Street Window and Door Schedule, 1793PL018-00-P08-No. 26 Denmark Street Proposed Basement Groun, 1793PL018-01-P08-No. 26 Denmark Street Proposed First Second F, 1793PL018-02-P07-No. 26 Denmark Street Proposed Third Floor Ro, 1793PL018-03-P07-No. 26 Denmark Street Proposed Denmark Street F, 1793PL018-04-P08-No. 22_23 Denmark Place Proposed Denmark Place, 1793PL018-05-P08-No. 22_23 Denmark Place Proposed Denmark Place, 1793PL018-06-P07-Nos. 26 Denmark Street and 22 Denmark Place Pro(1), 1793PL018-06-P07-Nos. 26 Denmark Street and 22 Denmark Place Pro, 1793PL018-07-P08-Nos. 26 Denmark Street and 22 Denmark Place Pro.

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 Notwithstanding the approved drawings all new windows shall be single glazed to comply with the details approved in the discharge of condition application 2019/0425/L.

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 26 Denmark Street is a grade II listed building constructed in the early part of the 18th century. Built from multi stock bricks, the building is set over three storeys with an attic. During recent repair works, it has become apparent that the building is structurally unsound. The spine walls have been removed at basement and ground floor and as a result there is little lateral stability within the building. The chimney breasts at these levels have also been removed resulting in the chimney breast above detaching from the party wall and becoming unstable. Further structural issues have arisen from the front facade being rebuilt in the past, but not being successfully joined to the rest of the building. The application seeks to rectify these structural issues.

To rectify the instability caused by the removal of the spine walls, the proposals include the insertion of a metal frame within the central section of the building, with metal beams attached to and supporting the existing historic timber beams. The frame reaches basement level, where it sits on a supporting concrete slab. The vertical sections of the frame are either contained within the party walls, or are boxed out to match the adjacent timber panelling. All historic elements are retained within this solution, and there is minimal visual intrusion.

To secure the chimney breasts on the upper levels, the gap between the breasts and the party wall is filled in with concrete, steels are then inserted within the floor to prevent the weight of the chimney breasts causing additional structural issues. Although we would not normally advocate the use of concrete within listed buildings, the engineers have argued that inserting steels between the chimney breast and party wall would not provide enough support due to the low strength of the brickwork and its limited edge. As a result, in this instance the use of concrete is considered acceptable.

In order to tie the front elevation back into the body of the building, the proposals include a helibar system with pattress plates. The corners of the building are also strengthened using steels. The system will secure the building

in an historically sensitive manner, the only visual impact will be the pattern plates which have been designed to compliment the historic character of the building.

Various other repair and refurbishment works are proposed for the building, including the re-rendering of the rear elevation. All the repairs are sensitive to the historic character of the building.

The application includes proposals to replace the windows. I understand that this has been agreed within a previous consent with reference 2015/6937/L, and that the details of the windows have been agreed under the discharge of condition application 2019/0425/L. Within the proposals for this application the windows are shown as double glazed, a compliance condition will be added to the consent requiring all windows to be single glazed.

Included in this application is the re-roofing of the Smithy building to the rear of 26 Denmark Street, reclaimed clay pan tiles will replace the existing. I have asked for evidence showing the historic roof covering, but the agent has been unable to produce any. However, many of the other buildings in the area from the same period had red clay tiles as roof coverings, it is therefore likely the roof of the Smithy was covered with something similar. As a result, the chosen material is suitable.

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

- 2 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.

- 3 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).
- 4 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.

- 5 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.
- 6 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 7 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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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, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer