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Mr Jonathan McClue
Planning and Development
London Borough of Camden
5 Pancras Square
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16th May 2019

VIA PLANNING PORTAL

Dear Jonathan,

PLANNING APPLICATION TO SECURE A LIME RENDER FINISH TO THE INTERNAL FACADES OF 21 DENMARK STREET ARCADE

I submit a planning application on behalf of Consolidated Developments Ltd to secure a rendered finish to the internal walls of the pedestrian arcade through 21 Denmark Street.

The arcade through 21 Denmark Street was approved as part of the wider planning permission for the redevelopment of St Giles Circus. The permission (2012/6858/P) allowed for the removal of ground and first floors of the existing building to deliver a pedestrian arcade to improve permeability between Denmark Street and Tottenham Court Road. The original consent has been amended via two Minor Material Amendments (2015/3900/P and 2015/6939/P) and a Non-Material Amendment, with the pedestrian arcade currently having planning permission for exposed brick facades (please refer to drawing reference number 1793 PLEX16-20).

In accordance with the extant consents the existing sand cement render has been removed from the masonry walls to reveal the existing facing brickwork. However, the removal of the render has uncovered the following issues with the existing masonry walls:

- Existing masonry is of varying quality;
- Existing party wall has different brick types patchworked across the wall due to historic alterations;
- Existing masonry has no consistent bonding.

The state of the existing brickwork is such that it cannot be repaired to a level where facing brickwork would provide a positive aesthetic finish. To overcome this problem, it is proposed to make the brickwork structurally sound before finishing with a lime render.

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

Yours sincerely,

Asnow

Anna Snow
DIRECTOR