

Application ref: 2019/2244/P
Contact: Colette Hatton
Tel: 020 7974 5648
Date: 19 June 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

Town and Country Planning Act 1990 (as amended)

Full Planning Permission 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 permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

- 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:

For the avoidance of doubt and in the interest of proper planning.

- 3 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

Informative(s):

- 1 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).
- 2 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.
- 3 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 pattress 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 neighbouring amenity.

No objections have been received prior to making this decision. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the character and appearance of the conservation area and special interest of the listed building, under s.66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform

- 4 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information,

including guidance on your liability, charges, how to pay and who to contact for more advice.

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 above the printed name and title.

Daniel Pope
Chief Planning Officer