



Da Vinci House
44 Saffron Hill
London EC1N 8FH
tel: +44 (0)20 3640 8508
fax: +44 (0)20 3435 4228
email: info@iceniprojects.com
web: www.iceniprojects.com

Ms Colette Hatton
Planning and Built Environment
London Borough of Camden
5 Pancras Square
London
N1C 4AG

30th December 2019

Via Planning Portal

Dear Colette,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
20 DENMARK STREET AND 16 DENMARK PLACE, LONDON WC2H
PLANNING AND LISTED BUILDING CONSENT APPLICATION

This planning and listed building consent application is submitted on behalf of Consolidated Developments Ltd ('the Applicant'), to secure the necessary permissions for works of repair and restoration at 20 Denmark Street and 16 Denmark Place, London WC2H ('the Site').

The site comprises of 20 Denmark Street and an outbuilding to the rear, 16 Denmark Place, as well as a single storey extension to the rear of 20 Denmark Street, connecting it to 16 Denmark Place.

20 Denmark Street and 16 Denmark Place lie within the Denmark Street Conservation Area and are Grade II listed. The Heritage Report, prepared by Alan Baxter Associates and included within this submission, notes 20 Denmark Street to be a highly significant building and 16 Denmark Place to be significant. The additional rear extension to 20 Denmark Street is considered of neutral significance as a modern addition. A detailed history of the site can be found in the accompanying Heritage Statement prepared by Alan Baxter Associates.

Relevant Background

Planning permission was granted on 31st March 2015 for the following redevelopment of the wider St Giles site:

"Erection of three buildings (5 and 7 storey buildings facing Centre Point Tower and a 4 storey building on Denmark Place), following the demolition of 1-6, 17-21 Denmark Place and York and Clifton Mansions with retained facades at 1-3 Denmark Place and York and Clifton Mansions to provide 2895sqm of basement Event Gallery space to be used for community events, exhibitions, product launches, live music (including recorded music), awards ceremonies, conferences and fashion shows (Sui Generis); a 678sqm urban gallery with 1912sqm of internal LED screens to be used for circulation space, retail, advertising, exhibitions, brand and product launches, corporate events, screenings, exhibitions and events (including recorded music),(Sui Generis); 884sqm of flexible retails and restaurant floorspace (Class

A1/A3); 2404sqm of restaurant floorspace (Class A3); 385sqm of drinking establishment (Class A4) and a 14 bedroom hotel (Class C1) between Denmark Place and Andrew Borde Street. Change of use of 4, 6, 7, 9, 10, 20-28 Denmark Street, 4 Flitcroft Street and 1 Book Mews to provide 4,308sqm of office floor space (Class B1a); 2,959sqm of private residential floor space (Class C3); 239sqm of affordable housing (Class C3) and 2540sqm of retail floor space (Class A1). Provision of a new pedestrian route from Andrew Borde Street to Denmark Street at ground floor level and associated partial demolition at 21 Denmark Street (all GEA).”

This application was accompanied by a series of listed building consent applications to secure the necessary consents for the many listed buildings within the site. Listed building consent was granted for the following works to 20 Denmark Street (LPA reference: 2012/6869/L):

“Alterations to include the replacement of modern clay tiles with reclaimed natural slate, repair and refurbishment of existing brickwork, windows and shopfront in connection with the redevelopment of St Giles Circus site.”

Further planning and listed building consent applications were approved in 2019 (2019/1762/P and 2019/2268/L) for structural repairs and other works to the buildings and the current proposals for refurbishment and extension build on these consented schemes.

Pre-application consultation

The St Giles redevelopment has been subject to extensive stakeholder consultation. More specifically, the current proposals for the works to 20 Denmark Street and 16 Denmark Place have been discussed on site and via email. The submitted proposals are considered to accurately reflect the discussions held.

The Proposals

The proposed works can be broken down as follows:

- New WC extension to the rear:

It is proposed to remove the existing WC block to the rear façade (neutral significance) and provide a new WC extension in order to provide WC facilities to each of the upper floors of the building. The proposed extension has been design as a traditional ‘closet wing’ and will be built to match the host building in terms of brick and detailing.

- New balustrade to rooflight at rear:

A steel balustrade will be erected between the two blocks for safety.

- Internal refurbishment (ceilings, lighting, radiators):

It is proposed to replace modern plasterboard ceilings which were removed under investigation. These ceilings will be inserted at first, second and third floors and lighting will be integrated to ensure minimal disturbance to historic wall fabric. New radiators will be provided within the rooms, located so as not to disturb any significant fabric.

- Structural repairs to the former rear workshop:

16 Denmark Place, which was formerly a workshop, has a number of structural issues to resolve. Accordingly, it is proposed to insert timber wind posts at first floor level to help reinforce the masonry. These posts will sit behind the south façade and will be in line with the existing window mullions.

A full assessment of the impact of the proposals in heritage terms is provided within the accompanying Heritage Impact Assessment prepared by Alan Baxter Associates.

The Submission

This covering letter should be read in conjunction with the following supporting documents:

- Design and Access Statement prepared by ORMS architects;
- Drawings, plans and elevations prepared by ORMS architects;
- Structural drawings prepared by Engenuiti;
- Heritage Statement prepared by Alex Baxter Associate.

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

Yours sincerely,



Anna Snow
Director