

Application ref: 2020/0094/P
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Date: 21 July 2020

Development Management
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London Borough of Camden
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WC1H 9JE

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Iceni Projects
Da Vinci House
44 Saffron Hill
London
EC1N 8FH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Shaheen Baig Casting
20 Denmark Street
London
WC2H 8NA

Proposal:

Erection of a three-storey rear extension, installation of balustrade to rear rooflight at 20 Denmark Street and alteration to shopfront at 16 Denmark Place.

Drawing Nos: Cover Letter, Design and Access Statement dated June 2020, Heritage Statement, 1793PL017-SP Rev P2, 1793PL017-01 Rev P03, 1793PL017-02 Rev P03, 1793PL017-03 Rev C02, 1793PL017-04 Rev P03, 1793PL017-05 Rev P03, 1793PL017-06 Rev C02, 1793PL017-00 Rev C02, 1793PL017-ZZ Rev C01, 1793PL017-09 Rev P01, 1793PL017-10 Rev P01, Z2-S-111 Rev PL03, Z2-S-101 Rev PL03, Z2-S-091 Rev PL02, Z2-S-121 Rev PL02, Z2-S-131 Rev PL02, Z2-S-141 Rev PL02, Z2-S-401 Rev PL01, 1793PL017-00 Rev P01, 1793PL017-01 Rev P01, 1793PL017-02 Rev P01, 1793PL017-03 Rev P01, 1793PL017-04 Rev P01, 1793PL017-05 Rev P01 and 1793PL017-06 Rev P01

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 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).

- 2 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 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Nos: Cover Letter, Design and Access Statement dated June 2020, Heritage Statement, 1793PL017-SP Rev P2, 1793PL017-01 Rev P03, 1793PL017-02 Rev P03, 1793PL017-03 Rev C02, 1793PL017-04 Rev P03, 1793PL017-05 Rev P03, 1793PL017-06 Rev C02, 1793PL017-00 Rev C02, 1793PL017-ZZ Rev C01, 1793PL017-09 Rev P01, 1793PL017-10 Rev P01, Z2-S-111 Rev PL03, Z2-S-101 Rev PL03, Z2-S-091 Rev PL02, Z2-S-121 Rev PL02, Z2-S-131 Rev PL02, Z2-S-141 Rev PL02, Z2-S-401 Rev PL01, 1793PL017-00 Rev P01, 1793PL017-01 Rev P01, 1793PL017-02 Rev P01, 1793PL017-03 Rev P01, 1793PL017-04 Rev P01, 1793PL017-05 Rev P01 and 1793PL017-06 Rev P01 (Last received 18/06/2020)

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The application site contains two buildings, 20 Denmark Street which is a four-storey terraced building and 16 Denmark Place which is a three-storey building to the rear connected by a ground floor rear extension at No. 20. The buildings are Grade II Listed and located within the Denmark Street Conservation Area. The proposal includes the erection of a three-storey rear extension to No.20, installation of balustrade to the rear rooflight and alteration to the façade at 16 Denmark Place.

The proposed three-storey rear extension is an extension to an existing single storey W.C closet wing and would be erected against 20 Denmark Street above the existing ground floor rear extension. The extension would have brick walls and sash windows to match the existing and would accommodate toilets for the upper floor offices of the building. The proposed extension would not be visible from Denmark Street but would be slightly visible from Denmark Place as it is slightly taller than the building at No. 16.

However, officers note that similar rear extensions were recently approved in

March 2015 at Nos. 9 and 10 Denmark Street (ref: 2012/6867/L and 2012/6868/L) where a previously altered upper level window was removed. Furthermore, only a small amount of fabric would be lost in terms of brickwork and according to the listing description, the top level of 20 Denmark Street is a later addition so it is not the original 17th century fabric that would be removed. In addition, in order for the upper floors offices of the building to function optimally, additional toilets are required and the proposed rear extension is the least harmful solution to address this. Given the height, location, scale and design of the extension, it is not considered to cause unacceptable harm to the special historic interest of the listed buildings or the appearance of the surrounding conservation area. A condition has been attached for a brick sample panel to show the reclaimed yellow/multi coloured stock bricks with a lime mortar and recessed pointing to ensure the appearance and character of the building are safeguarded.

Other external alterations include the installation of balustrade and alterations to the ground floor shopfront at 16 Denmark Place. The ground shopfront at 16 Denmark Place would be altered slightly by having one of the shop windows replaced with an existing brick pier adjusted to site, which is considered to be in keeping with the character of the building and conservation area and thus acceptable. The proposed balustrade would be steel and black powder-coated and installed around the rear rooflight which is on top of the ground floor rear extension and would not be visible from the public realm. A condition has been attached requiring details on the balustrade.

It is not considered that the proposed development would cause harm to the residential amenities of neighbouring properties by way of loss privacy and outlook; sunlight, daylight and overshadowing; or noise and vibration.

No objections were received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the listed buildings and conservation area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 2 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).
- 3 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.

- 4 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)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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



Daniel Pope
Director of Economy, Regeneration and Investment