

Application ref: 2020/0953/L
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Date: 21 July 2020

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Regeneration and Planning
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

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Shaheen Baig Casting
20 Denmark Street
London
WC2H 8NA

Proposal:

Internal and external alterations associated with erection of a three-storey rear extension, installation of balustrade to rear rooflight, refurbishment at 20 Denmark Street and alterations to front facade of 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 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 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.

- 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: 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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Typical details of new balustrade at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth;

b) Plan, elevation and section drawings of all joinery including the new timber panelled doors and single glazed timber framed windows at a scale of 1:10 and details at 1:1; and

c) A brick sample panel showing reclaimed yellow/multi coloured stock bricks with a lime mortar and recessed pointing should be provided on site and retained on site during the course of the works.

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 Reasons for granting consent:

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. It is considered to be in keeping with the character of the building and conservation area. 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 for more details on the balustrade.

As for the internal refurbishment at 20 Denmark Street, new lighting fixtures would be installed on the upper floor offices, the joinery would be stripped and repainted, the stairs would be finished carpet, carpet rods and finials and modern timber doors would be replaced by period appropriate timber panelled doors. In addition, cast iron radiators would be installed on each floor below the windows. The Council's Conservation Officer has been consulted and raised no

objection to the revised proposals. A condition has been attached requesting details of all joinery, timber panelled doors and single glazed timber framed windows.

- 2 The structural works at 16 Denmark Place include the installation of steel strapping and new timber hangers to the lower ground stair in order to remediate the stair's poor structural condition. The original ground floor steel double beam was uncovered and had to be supported by a new steel post and the post would be further supported by a new steel beam on ground floor. The post would be concealed within the staircase structure and the beam would be inside the floor-build up. A secondary timber wind post structure would be installed inside the south wall on the second floor to stabilise the wall and prevent further deformation. To improve the roof structure, rotten materials would be removed and resin would be used to repair fissures. The affected sections of the timber beams would be removed and spliced with a new section of timber and fixed in with steel flitch plate. Given that all the structural works would be carried internally, the external appearance and character of the building would be unaffected. The proposed works are considered essential to the stabilisation and safeguarding of the building and would not involve the removal of a large amount of original historic fabric.

Therefore, whilst the proposal would result in some loss of historic fabric, this is only considered to result in minor harm to the significance of the heritage asset, which would be outweighed by the benefits of ensuring the long term future of the building

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 regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development 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 National Planning Policy Framework 2019.

- 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+Re>

quirements+%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.

- 5 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).

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 of the signatory.

Daniel Pope
Director of Economy, Regeneration and Investment