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Colette Hatton
Planning and Development
London Borough of Camden
5 Pancras Square
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30th July 2019

BY PLANNING PORTAL

Dear Colette

7 DENMARK STREET – LISTED BUILDING CONSENT

On behalf of Consolidated Developments Ltd please find enclosed a Listed Building Consent application for amendments to the consented scheme (LPA Refs 2018/81/L and 2018/0049/P) for development at 7 Denmark Street which is Grade II* listed.

The application seeks consent to omit the external staircase in Book Mews Yard that was included in the consent. It cannot be constructed due to site constraints and is no longer required. Book Mews Yard will retain its current form, and therefore this aspect of the proposals will have no heritage impact.

The application also seeks consent for to retain and repair the two historic vaults under the rear yard. Creating access to these previously blocked-up vaults and incorporating them into the refurbished premises will have a positive impact, better revealing the significance of the listed building

Relevant Background

Planning permission and listed building consent (LPA ref: 2018/0081/L and 2018/0049/P) were previously granted for the following description of development:

Partial demolition of single storey rear elements; additional storey to the rear workshop building to create an eating area for the existing bar (A4) use; basement extension to provide additional office (B1a) space and new residential bicycle storage (22 spaces) and associated works.

The development approved by the planning and listed building consents was implemented, however when works began on site two existing vaults were discovered by contractors. The two vaults are located to the south of the main house, directly underneath the rear garden/yard. Their construction is comparable to other vaults on Denmark Street, with a simple arched construction in plum-red brick. The central vault also retains its brick pavement. As these rear vaults appear to date from the original construction of the house, they possess **high significance** in terms of heritage assets.

As such this Listed Building Consent is being submitted alongside a Non-Material Amendment to the planning permission to secure consent for the retention of the two historic vaults under the rear yard in place of the previously approved bike store. It should be noted that the bike spaces which have been lost as part of this amendment have been provided elsewhere within the wider St Giles redevelopment, as approved under Condition 55 of the original planning consent (LPA Ref: 2012/6858/P)

The Submission

As well as this covering letter the following documentation is submitted in support of this planning and listed building consent application:

- Red line plan prepared by ICA;
- Consented and proposed plans, drawings and elevations prepared by ICA;
- Design and Access Statement;
- Heritage Statement produced by Alan Baxter Associates.

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

Yours sincerely,



Anna Snow
DIRECTOR