

Application ref: 2020/3441/P  
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Date: 28 August 2020

**Development Management**  
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Da Vinci House  
44 Saffron Hill  
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United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:  
**7 Denmark Street**  
**London**  
**WC2H 8LZ**

Proposal: Non-material amendment (NMA) to vary condition 2 (approved plans) planning permission 2018/0049/P dated 02/11/2018 (for: 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)) NAMELY to omit the external staircase in Book Mews Yard and retain and repair the two historic vaults under the rear yard.

Drawing Nos: Approved drawings: 1401\_7D(PL-EX/PL)00; Heritage Statement dated April 2020; Design + Access Statement dated April 2020; (1401\_7D)(PL)60-63.

Superseded drawings: (1401\_7D) (PL)00-01, 03, 10-12, 14.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.3 of planning permission 2018/0049/P shall be replaced with the following condition:

#### **REPLACEMENT CONDITION 3**

The development hereby permitted shall be carried out in accordance with the

following approved plans: The development hereby permitted shall be carried out in accordance with the following approved plans (1401\_7D) - (PL-EX/PL)00; (PL-EX)00-01, 03, 10-12, 14; (1401\_7D)(PL)60-63; Design + Access Statement dated April 2020, Basement Impact Assessment Rev 01 dated 08/12/2017, Combined lateral and horizontal movements dated 14/06/2018 and 02/10/2018 and Drained total movement.

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

Informative(s):

1 Reason for granting approval

The relevant planning (2018/0049/P) and listed building consent (2018/0081/L) have been implemented. During construction on-site, two existing vaults were discovered by contractors. The two vaults are located to the south of the main building at 7 Denmark Street, 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. Based on this discovery the proposals were amended in consultation with the Council's Planning and Conservation Officers, to omit the external staircase in Book Mews Yard that was included in the consent as it is no longer required. Book Mews Yard would retain its current form, and therefore this aspect of the proposals would have no heritage impact. The bike spaces which are now omitted from the proposals have been provided elsewhere within the wider St Giles Circus redevelopment under Condition 55 of the original consent (LPA Ref: 2012/6858/P). The proposals would retain and repair the two historic vaults under the rear yard and create access to these previously blocked-up vaults and incorporating them into the refurbished premises.

Overall, the works are considered non-material in the context of the original permission. The works are mostly subterranean.

- 2 You are advised that this decision relates only to amendments to the basement and the omission of the external staircase to Book Mews and shall only be read in the context of the substantive permission granted under 2018/0049/P dated 02/11/2018 and is bound by all the conditions and obligations attached to that permission.

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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered at the top of the page.

Daniel Pope  
Director of Economy, Regeneration and Investment

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