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Mr Jonathan McClue  
Planning and Built Environment  
London Borough of Camden  
5 Pancras Square  
London  
N1C 4AG

4<sup>th</sup> January 2022

BY PLANNING PORTAL

Dear Jonathan,

**27 DENMARK STREET, LONDON WC2H 8NJ**

**LISTED BUILDING CONSENT APPLICATION IN ASSOCIATION WITH THE PART DISCHARGE OF CONDITION 12 OF  
PLANNING PERMISSION REFERENCE 2012/6858/P (AS VARIED)**

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On behalf of my client, Consolidated Developments Ltd, please find enclosed a Listed Building Consent application which is submitted alongside the application to discharge part b) of Condition 12 of planning permission reference 2012/6858/P (as varied).

Condition 12 states:

*Detailed drawings 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) Elevation and sections at 1:10 of all ground floor windows (including jambs, head and cill), external doors and shutters for 4 Flitcroft Street;*
- b) Elevation of new gates to Denmark Place of 1:10 with finials at 1:1,*
- c) Plan, elevation and section drawings of all new dormer windows on 22-25 Denmark Street at a scale of 1:10.*
- d) Elevation and sections at 1:10 of all new windows (including jambs, head and cill), external doors and for 17-21 Denmark Place.*
- e) Elevation and section at 1:10 of new shopfronts and sections at 1:2 through stallriser and fascia on the ground floor of York and Clifton Mansions.*

*The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.*

Parts a), c), d) and e) of Condition 12 have already been discharged, however part b), namely details relating to the elevations of new gates to Denmark Place, requires a parallel Listed Building Consent for the works required to fix the relevant gate to the listed building at 27 Denmark Street.

## **Heritage Statement**

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St Giles Circus is one of the busiest areas of London, being at the centre of four distinct areas of varied and complex townscape, each with its own individual character and heritage. It is also a busy commercial area with LUL stations and numerous office and retail outlets giving rise to high pedestrian flows. The main routes, including Oxford Street, New Oxford Street, Charing Cross Road and Tottenham Court Road are heavily trafficked resulting in congestion, high noise levels and poor air quality.

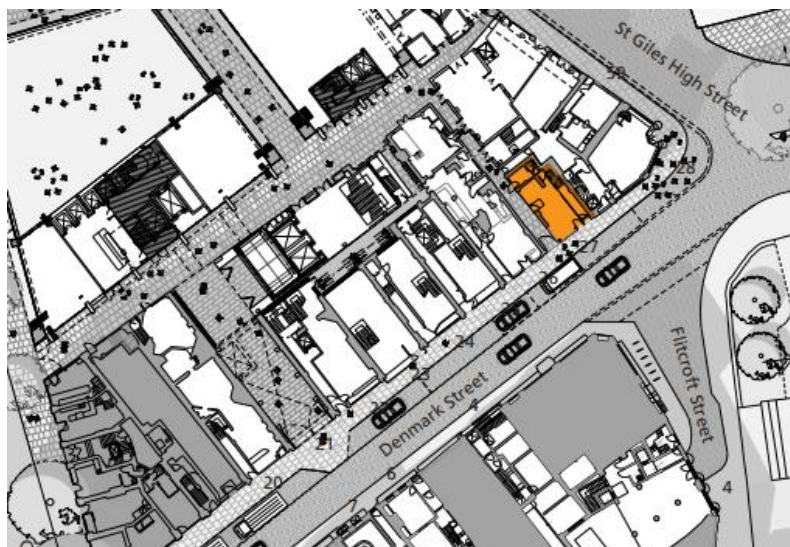
There are a number of heritage assets that are contained with and immediately adjacent to the site including Centre Point Tower and Flats to the north and east of the site, St Giles Church to the south, and a number of listed and locally listed properties along Denmark Place, Denmark Street and St Giles High Street, which contribute to the character of the area.

Denmark Street itself is locally known as 'Tin Pan Alley' and is renowned as an important centre of the UK music industry. Following previous decline the redevelopment of the wider area has actively sought to encourage music related retailers and associated uses back to the area and continue to support its role in the British music scene.

The implement development for the wider area emphasises the valuable musical heritage and its renowned importance to the UK music industry, which attracts specialist retailers, music publishing companies and instrument sales and repair stores. To compliment this, the area is also home to a new recording studio and two new basement venues. There is a strong music and entertainment link to the heritage of the area including the Rolling Stones recording their first album at No.4 Denmark Street, the Beatles signing their first record deal at Dick James Music and Elton John writing his first hit single on the roof of the same property.

27 Denmark Street is a Grade II listed building constructed with London stock brick with painted sash windows and red brick arches. At ground floor level is a painted timber and leadwork shopfront with an alleyway to the left leading into Denmark Place and it is in this location that the new gate is proposed.

*Location of 27 Denmark Street:*



*Alleyway leading to Denmark Place:*



Extensive refurbishment of 27 Denmark Street was approved and completed under planning application 2012/6858/P and 2012/6871/L as part of the wider regeneration of the St Giles area.

### **Application Submission**

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The following documentation is submitted in support of this Listed Building Consent application:

- Red line plan prepared by ORMS Architects;
- Detailed drawings prepared by ORMS Architects;
- This covering letter.

I trust the enclosed is sufficient for your current purposes and I look forward to receiving confirmation that this approval of details 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