

Application ref: 2021/5128/P
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Development Management
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London Borough of Camden
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Ian Chalk Architects
70 Cowcross Street
Cowcross Street
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EC1M 6EJ
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**5 Denmark Street
London
WC2H 8LP**

Proposal:

Installation of replacement windows on front and rear elevations. Removal of roof-top additions/structures on existing roof and erection of extension on roof level at rear (to 20th century workshop building). Extension within existing courtyard between at third floor level. (See Listed Building Consent application 2021/5707/L for proposed works to Listed Buildings)

Drawing Nos: 1502_00_: 000 PL1, 100 PL1, 101 PL1, 102 PL1, 103 PL1, 104 PL1, 105 PL1, 106 PL1, 130 PL1, 160 PL1, 161 PL1, 162 PL1, 163 PL1, 164 PL1, 165 PL1, 200 PL1, 201 PL1, 202 PL1, 203 PL1, 204 PL1, 205 PL1, 206 PL1, 230 PL1, 260 PL2, 261 PL3, 262 PL1, 263 PL1, 264 PL1, 265 PL1, Design & Access Statement, Heritage Statement

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 The development hereby permitted shall be carried out in accordance with the following approved drawings/document:

1502_00_: 000 PL1, 100 PL1, 101 PL1, 102 PL1, 103 PL1, 104 PL1, 105 PL1, 106 PL1, 130 PL1, 160 PL1, 161 PL1, 162 PL1, 163 PL1, 164 PL1, 165 PL1, 200 PL1, 201 PL1, 202 PL1, 203 PL1, 204 PL1, 205 PL1, 206 PL1, 230 PL1, 260 PL2, 261 PL3, 262 PL1, 263 PL1, 264 PL1, 265 PL1, Design & Access Statement, Heritage Statement

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

- 3 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.

Informative(s):

- 1 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).

- 2 Reasons for granting permission:

The site comprises a 4 storey 17th century townhouse which is now in use for retail/office at the front and a linked 3 storey 19th century 'workshop' building at the rear. The buildings are linked by a three storey courtyard/lightwell between the buildings. The site is Grade II listed and the description in the listing refers to 17th century townhouse which is now in commercial use. The building is in the Denmark Street Conservation Area.

The works for which planning permission are required include replacement windows, the removal of roof top structures and a roof extension on the workshop building and an infill of the courtyard between the buildings to provide new W.C.'s.

Listed Building Consent has also been applied for (2021/5707/L). This application also includes internal works to upgrade the building.

The principle of the provision of additional commercial floorspace on the 'workshop building' accords with Council's land use policies for commercial development and is appropriate in principle in the Central London Activities

Zone.

With respect to the architectural and historic merits of the Listed Building and the character and appearance of the Conservation Area, the proposed alterations at the front, including replacement single glazed sash windows with horizontal and vertical bars would be in keeping with neighbouring Listed buildings on this side of Denmark Street (e.g. nos. 6 and 7) and would enhance the heritage value of the building.

The removal of existing roof-top structures and erection of the metal angled roof extension on the workshop building would not diminish the historic significance of the Listed building or the character or appearance of the Conservation Area. Situated at the rear, where there is a range of roof forms including a contemporary rear roof extension at 4th/5th floor level on the immediately neighbouring building, the proposed roof would not harm the architectural or historic integrity of the Listed building or the character of the Conservation Area.

The proposals show a lightweight metal structure that differs in style to the workshop building, creating an interesting contrast. The brick parapet to the Book Mews elevation is slightly raised to create a more pleasing hierarchy, with the metal structure sitting slightly behind. The roof has a glazed, asymmetric projecting element to allow light into the internal spaces and views to St Giles church. Whilst this is an unusual element, it will not be visible from Book Mews, and from longer and private views, it will compliment the already eclectic geometry that exists to the rear of the terrace.

The proposals also include the infilling of the partial lightwell separating the main building and workshop to create additional W.Cs. This lightwell is not of significant heritage value and the proposed infill would not harm the architectural or historic merits of the listed building or the character or appearance of the Conservation Area.

The replacement 'two-over-two' single glazed sash windows on the front elevation would be in keeping with those on the original listed building and they would preserve the architectural merits and heritage significance of the listed building. The size and shape of the existing fascia would not be changed.

(Note: The Bloomsbury Conservation Area Advisory Committee initially raised concerns over a lowering of the first floor windows on the front elevations and the size of the shop fascia. However, the proposal was amended to address the CAAC's concerns, with the first floor windows now matching the existing windows on the front elevation and the fascia being retained as existing. The CAAC emailed to confirm that as a result of these changes there were no objections to the proposals.)

- 3 Special regard has been attached to the desirability of preserving the listed building, its setting 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 2013.

Special attention has been paid to the desirability of preserving or enhancing

the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The rooftop extension on the 'workshop' building at the rear would be part single storey/part two storeys in height. It would be sited over 2.5m from the nearest windows at both of the immediately adjoining sites, at 4 and 6 Denmark Street. These windows face south east and they would still receive satisfactory daylight and sunlight.

There are no buildings immediately alongside the site of the extension on the workshop building. Furthermore that proposed single/double level extension should not result in any significant overshadowing of any windows in the nearest properties to the side and rear, which are at least 7m from the site. The adjoining site to the rear has angled rooflights on its roof slope on the side of the proposed roof extension. These would not be unduly obscured, overlooked or overshadowed by the proposal. The upper floor windows in the main rear elevation of this building would be approximately 15m from the proposed roof extension and the light, privacy and outlook from these windows should not be unduly compromised.

Due to its size, siting and design, the extension on the 'workshop' building would not result in any significant loss of outlook or an unacceptable sense of enclosure for surrounding occupiers. The alterations/provision of W.C.'s within the courtyard light well between the front and rear buildings would be no nearer to any neighbouring windows than the existing built envelope and would also not affect the living conditions or amenity at any adjoining sites.

No objections were received following statutory consultation of the application. The planning history of the site has been taken into account when coming to this decision.

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 2021 and the National Planning Policy Framework 2021.

- 4 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, 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.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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 2021.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer