

Application ref: 2021/5707/L  
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**Development Management**  
Regeneration and Planning  
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United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**5 Denmark Street**  
**London**  
**WC2H 8LP**

#### Proposal:

Installation of replacement windows on front and rear elevations. Removal of existing roof-top structures and erection of extension on roof level at rear (to 20th century workshop building). Extension within existing courtyard between at third floor level. Internal alterations to joists, rooflights etc. to form new W.C.'s within building on various floors.

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 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 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: 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 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.

- 4 Before the relevant part of the work is begun, 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:

a) Details including sections at 1:10 of all windows (including jambs, head and cill);

b) Details, including samples, of brick pointing and stone cleaning;

c) Manufacturer's specification and samples of all facing materials and brickwork;

d) Details of new internal doors

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.

Reason: To safeguard the architectural and historic merits of the Listed Building in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting Listed Building Consent:

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 works for which Listed Building Consent 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 and alterations to joists to provide new W.C.'s.

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.)

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.

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 2021 and the National Planning Policy Framework 2021.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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