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Planning and Development
London Borough of Camden
5 Pancras Square
London
N1C

25th April 2022

Via Planning Portal

Dear Sirs,

LISTED BUILDING CONSENT APPLICATION FOR 26 DENMARK STREET, 22 & 23 DENMARK PLACE, LONDON WC2H 8NJ

This listed building consent application is submitted on behalf of Outernet Venue Limited to secure consent for a number of detailed works to the Grade II listed building in order to support its approved – and historic – use as a bar and music venue.

Relevant Background

The application site comprises 26 Denmark Street and an outbuilding to its rear. 22 Denmark Place, known as the Smithy. The gap formerly separating the buildings was 23 Denmark Place but this has now been infilled by a glass box as approved under planning consent 2012/6858/P (as varied).

The site is listed as Grade II and it sits within the Denmark Street Conservation Area. 26 Denmark Street was formerly on Historic England's Heritage at Risk Register due to its poor condition prior to the commencement of the wider St Giles redevelopment.

Further details relating to the historic development of the area and of the subject properties is contained within the accompanying Heritage Statement.

The Proposals

The site is currently being completed in accordance with the consented proposals in order to provide a bar and music venue arranged over ground and lower ground floor. The proposed works can be summarised as follows:

- Dive Bar (26 Denmark Street) – internal fit out, ground floor and lower ground floor, with penetrations for service runs;
- Forge/Smithy (22 Denmark Place) – internal fit-out, ground floor;

- Atrium (23 Denmark Place) – infilling of new opening (originally constructed to accommodate a staircase) for soundproofing purposes.

Full details of the proposals are provided on the submitted drawings and their impact on the listed building is assessed within the accompanying Heritage Statement, the conclusion of which is that the proposals will sustain the heritage approach of the consented scheme, which is to better reveal the significance of two rare and very important historic buildings, these being the former coach smith's premises at 22 Denmark Place and the seventeenth century house at 26 Denmark Street.

The Submission

The following documents are submitted in support of this listed building consent application:

- This covering letter;
- Red line plan;
- Drawings, plans and elevations prepared by Archer Humphryes Architects;
- Heritage Statement prepared by Alan Baxter

I trust the enclosed is sufficient for your current purposes and I look forward to receiving confirmation that the application has been validated. In the meantime please do not hesitate to contact me at asnow@iceniprojects.com if you require any further information or clarification on any point.

Yours faithfully,



Anna Snow
DIRECTOR