

Application ref: 2022/1679/P
Contact: Fast Track TY
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Date: 21 October 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Iceni Projects
Da Vinci House
44 Saffron Hill
London
EC1N 8FH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**1-3 Denmark Street
London
WC2H 8LP**

Proposal:

Shopfront alterations on front and side elevations at ground floor level, including installation of 4 x retractable awnings, entrance door balustrades, tiling to side stairs and stallrisers, 2 painted timber framed glazed entrance doors and external lighting.

Drawing Nos: (2152-)001, 200, 201 rev E, 202 rev E, 203 rev E; Heritage Statement from Alan Baxter Ltd. dated August 2022.

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 plans: (2152-)001, 200, 201 rev E, 202 rev E, 203 rev E; Heritage Statement from Alan Baxter Ltd. dated August 2022.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting planning permission:

It is firstly noted that the locality has strong historic connections to music publishing which led to Denmark Street being known as, 'Tin Pan Alley'. The link to the music industry still survives today in the form of many specialist musical instrument shops and workshops. The current works to redevelop St.Giles Circus (2012/6858/P) will provide restaurant, bar and basement events space, in addition to, retail, hotel, residential and office floorspace consistent with the historic character of the locality and as a general uplift within the wider area.

In this context, and following initial Council concerns, the proposals were amended to provide a more simplified and consistent design approach, in keeping with the character of the building and wider locality. Amendments included new painted timber framed entrance doors with glass panels above, altered colour scheme and use of facing materials, and moderated display of signage.

The proposed awnings have also been revised in number and arrangement to be more suitably positioned and aligned with the appearance and proportions of the existing frontages on both elevations, so as not to obscure any architectural or historic features of the host property, nor detract from the character and appearance of the Denmark Street Conservation Area and settings of nearby listed buildings. By virtue of their design, size and height above pavement level, the awnings would also not have any adverse impact on the public highway or be harmful to public safety in accordance with Camden Planning Guidance.

Overall, therefore, the revised proposals would appear as sympathetic changes in keeping with the existing character and appearance of the ground floor frontage as a whole, the wider streetscene and the Denmark Street Conservation Area. The proposal would also not be harmful within the settings of surrounding heritage assets which include, the Grade I St. Giles-in-the-Fields Church located opposite, and several Grade II listed buildings situated in close proximity along Denmark Street.

There are no amenity concerns to neighbouring properties as a result of this proposal given the minor nature of the alterations to existing commercial frontages.

The site's planning and appeal history has been taken into account when coming to this decision. No objections have been received in relation to the proposals.

Special regard has been attached to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. Special attention has also been paid to the desirability of preserving or enhancing the character or appearance of the Denmark Street Conservation Area, under s.72 of the same Acts.

As such, the proposal is in general accordance with policies A1, D1, D2 and D3 of the Camden Local Plan 2017, the London Plan 2021, and the National Planning Policy Framework 2021.

- 2 This consent is without prejudice to, and shall not be construed as derogating from, any of the rights, powers, and duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers or duties under the Highways Act 1980 (as amended). In particular your attention is drawn to the need to obtain permission for any part of the structure(s) which might overhang the public highway. Permission should be sought from the Council's Highways Engineering Team, Town Hall, Argyle Street WC1H 8EQ, (tel: 020 7974 4444).
- 3 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).
- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for tables & chairs, 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:

<https://www.gov.uk/appeal-planning-decision>.

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