



## Planning • Heritage

Specialist & Independent Advisors to the Property Industry

### Refurbishment and extension to Grade II\* Listed Building

#### Client

Future Film Group

#### Location

76 Dean Street, London

#### Services Provided

Planning

#### Date of Completion

August 2011

#### Key Issues

Grade II\* listed building

Conservation Area

Demolition of part of building

4 storey extension

Restoration and refurbishment of building following fire damage

Restoration of mural



76 Dean Street is a Grade II\* listed building located within Soho Conservation Area that was severely damaged and partially destroyed by fire in July 2009. The clients desire was to restore the original frontage building and demolish the rear element and replace with a 4 storey extension, in order to bring the site back into active commercial use.

Following many months of survey, historic building recording and design, a scheme was produced which not only restored the original frontage building but enhanced it. The approach taken to the

rear extension was one of a contemporary design with glazing to enable the rear facade of the original building to be visible. We submitted a pre application submission to the Council and following negotiations with the planning and historic buildings officers, as well as English Heritage, a number of alterations were undertaken and a full application submitted.

A Planning Performance Agreement was entered into with the Council to assist with the planning process and the complexity of the application and following further negotiation with officers and English Heritage the proposal was granted full planning permission and listed building consent under delegated powers on 30th August 2011.

CgMs involvement in the project was to provide all the planning support pre and post application submission which included liaising with Council officers, English Heritage and other consultees and consultants, preparation of the planning statement and collation and submission of the applications.

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