

Application ref: 2022/5506/L
Contact: Fast Track TC
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Date: 31 May 2023

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Butterfield Signs Limited
174 Sunbridge Road
Bradford
BD1 2RZ
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

83-84

Hampstead High Street

London

Camden

NW3 1RE

Proposal:

Display of internally illuminated fascia lettering, an externally illuminated projecting sign and an internally illuminated menu affixed to the wall.

Drawing Nos: Pages 1-7 of Issue 04 - 21/06/2022, Job Number 123167A

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 plans: Pages 1-7 of Issue 04 - 21/06/2022, Job Number

123167A

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.

Informative(s):

- 1 Reasons for granting permission/consent-

The site is a Grade II listed building situated in the Hampstead Conservation Area. Display of internally illuminated fascia lettering, an externally illuminated projecting sign and an internally illuminated menu affixed to the wall. The Hampstead Neighbourhood Forum and the Hampstead Conservation Area Advisory Committee were consulted but they raised no objections. The proposed signage is similar to the existing and therefore preserves the listed building and is acceptable.

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.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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 D2 of the Camden Local Plan 2017 and Policy DH2 of the Hampstead Neighbourhood Plan 2018. 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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer