

Application ref: 2023/0002/A
Contact: Fast Track TC
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Date: 31 May 2023

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London Residential Architects Limited
Stanmore business & innovation ctr
stanmore place
howard road, stanmore
london
HA7 1BT

Dear Sir/Madam

Nks DECISION

Town and Country Planning Act 1990

Advertisement Consent Granted

Address:

168-172
Kentish Town Road
London
NW5 2AG

Proposal:

Display of 1x internally illuminated fascia sign (retrospective)
Drawing Nos: 104-101; 104-202; 104-203; 104-201; 104-102

The Council has considered your application and decided to grant consent subject to the following condition(s):

Conditions and Reasons:

- 1 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 2 No advertisement shall be sited or displayed so as to
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of any traffic sign, railway signal or aid to navigation by water or air; or

(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 3 Any advertisement displayed and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 4 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 5 Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

Informative(s):

- 1 Reasons for granting permission/consent-

This retrospective proposal is for the display of 1x internally illuminated fascia sign. The fascia board is the same size as the pre-existing sign and also a previous sign (internally illuminated - letter only) which had been approved for but not implemented at the same address.

The proposed signage is considered to be acceptable given the size, design, materials, location, methods of illumination and luminance levels. The internally illuminated fascia signs would have suitably low luminance levels (no higher than 250 cd/m²). The signs would therefore preserve the street scene and wider character of the commercial area and are acceptable.

The signs would not be harmful to either pedestrians or vehicular safety in accordance with guidance given their size and low level of illumination.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received.

As such, the proposal is in general accordance with policy D4 of the Camden Local Plan 2017, the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 You are advised that the advertisements on the shopfront return adjacent to no. 174-178 do not form part of this approval and should be removed from the premises. This matter has been referred to the Planning Enforcement team.

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 in regard to your rights of appeal at:

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

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

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