

Application ref: 2022/5195/L
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Development Management
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Jan Kattein Architects
277
New North Road
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N1 7AA

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
124 Drummond Street
London
Camden
NW1 2PA

Proposal:
Removal of an existing projecting sign and replacement with a new projecting sign,
removal of existing light box sign.

Drawing Nos: 124-000; 124-001; 124-100; 200_124, rev A; G125, rev A; Design &
Access and Heritage Statement, rev A, 16/11/2022;

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: 124-000; 124-001; 124-100; 200_124, rev A; G125,

rev A;

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 The development hereby permitted shall not be installed until the existing fascia level projecting box sign has been permanently removed.

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.

- 4 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 consent-

The proposal seeks to replace an existing wall-mounted projecting sign, attached to the flank wall of a Grade II listed Georgian terrace building. The existing sign is an internally lit sign box and is in disrepair. The proposed sign would be constructed with powder-coated metal and feature aluminium faces with cut-out letters and decorations. The lettering of the sign would be internally lit in 12mm red neon tube lighting, within a lettering recess to both sides of the signboard. The sign would be attached using the existing steel projecting sign brackets and be directed to traffic on Drummond Street. Cut-out vinyl lettering is proposed to the interior of the ground floor fenestration on the building's Drummond Street elevation.

The flank wall, Drummond Street frontage of the listed building is heavily modified with signage and other paraphernalia, and is clearly distinct from the North Gower Street building frontage where the Georgian terrace remains relatively untouched. In addition, while the scale of the proposed projecting sign is not insignificant, the sign would have the same dimensions as the existing sign, and therefore would not be any more visually prominent to the listed building compared to the existing sign, which is longstanding -although noting that it has never been authorised. Nevertheless, given the duration of the existing sign's existence and the context of the site being in a street known for its vibrant eating establishments, the degree of harm to the listed building and the wider terrace from the proposed replacement sign is considered to be limited.

Further, the public benefits are considered to outweigh the harm of the signage, due to the signage being part of a programme of works to improve the

Drummond Street public-realm, where the street and surrounding area has been adversely effected by HS2 construction works. The signage would advertise 'Chutneys' restaurant, a long-standing establishment on Drummond Street where Indian and Bangladeshi restaurants are a key part of the character of the street.

Overall, the proposed signage represents an improvement to the existing situation, in particular as an existing internally illuminated projecting box sign is to be removed and would not be replaced thereby resulting a less cluttered appearance to the building's facade.

The site's planning history has been taken into account when making this decision

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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.
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for 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.
- 4 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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

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