

Application ref: 2023/2661/L
Contact: Fast Track TY
Tel: 020 7974 2687
Email: Tony.Young@camden.gov.uk
Date: 30 November 2023

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

NovaDec
63 Stoke Newington High Street
London
N16 8EL

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
42 Kingsway
London
WC2B 6EY

Proposal:

Installation of externally illuminated (spot-lit) projecting sign and internally illuminated menu display board, including replacement plain canvas fabric to existing retractable awning.

Drawing Nos: Site location plan; AP106, AP502, AP503 rev A, AP504.

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: Site location plan; AP106, AP502, AP503 rev A, AP504.

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 listed building consent:

The principal consideration material to the determination of this application is the impact of the proposal on the Grade II listed building and its features of special architectural or historic interest.

It is firstly noted that the proposed signage and awning would replace similar existing signage and awning which received consent in this location in 2013 (ref. 2013/2499/L).

The Council raised initial concern in regard to the original proposals which included the display of a digital menu board sign, in so far as it would introduce prominent visual clutter and illuminated images unsuitable for a listed building within a conservation area. In response, the applicant provided revised drawings which showed the digital sign to be omitted entirely from the proposals and instead proposed a more appropriate menu box, internally illuminated by means of a LED strip light.

The menu board sign would be slightly larger than the existing sign which it would replace, and therefore, would be carefully fixed to the front elevation using some of the existing holes where possible. The externally illuminated (spot-lit) projecting sign would be fitted by means of a support plate which would use the same holes within the brickwork as the existing sign.

These works of fixing are considered to be minimal and reversible in nature which in listed building terms is a temporary arrangement that would ensure that the building fabric is preserved. Moreover, the proposed signs would not obscure any significant architectural or historic features of the Grade II listed building.

Only the plain fabric would be replaced on the existing retractable awning above the main entrance to the building with the existing mechanism and box remaining the same.

Overall, therefore, the revised proposals would be sympathetic to the listed building and its features of special architectural or historic interest in terms of their design, size, location, colour, method of fixing, materials, luminance levels

and methods of illumination, and are acceptable.

The site's planning and appeal history has been taken into account when coming to this decision. Bloomsbury Conservation Area Advisory Committee responded and confirmed that they had no comments to make in regard to the proposals (see associated 'consultation summary' sheet).

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 proposed development is in general accordance with policy D2 of the Camden Local Plan 2017, 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.
- 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 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:

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

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