

Application ref: 2023/4590/L  
Contact: Fast Track TY  
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Date: 29 December 2023

**Development Management**  
Regeneration and Planning  
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Town Hall  
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WC1H 9JE

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Absolute Detail Ltd  
Orchard House  
Fern Lane  
Little Marlow  
SL7 3SD

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**59 Lamb's Conduit Street  
London  
WC1N 3NB**

Proposal:

External refurbishment and painting of timber shopfront (including fascia panel, part glazed entrance door and pilasters) and installation of non-illuminated fascia signage.

Drawing Nos: (230901-)000 rev B, 006, 016 rev A; Design and Access (with Heritage) Statement from Absolute Detail Ltd. (dated 2023) received 21/12/2023.

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: (230901-)000 rev B, 006, 016 rev A; Design and Access (with Heritage) Statement from Absolute Detail Ltd. (dated 2023)

received 21/12/2023.

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.

The proposed external works include the redecoration of the existing timber shopfront and fascia panel, part glazed entrance door and pilasters. All surfaces would be painted using Farrow and Ball colour 'Pitch Black'. The dark colour and tone is not uncommon within other shopfronts located within the streetscene, and as such, is considered to be sympathetic to the character and appearance of the listed building and its setting in this particular context.

External works also include the addition of a non-illuminated, sign written logo on the painted fascia above the shopfront entrance door. The proposed sign would not obscure or impact harmfully on any significant architectural or historic features of the Grade II listed building.

The Council raised initial concern in regard to original proposals which included the fixing of a non-illuminated, double-sided projecting sign to the left-hand side pilaster in so far as this type of sign is not a characteristic feature of signage on shopfronts within Lamb's Conduit Street. As such, its introduction would detract from the existing character and appearance of the host building, as well as, be harmful to the visual interest and vibrancy of the streetscene. Proposals to install a security alarm box to the shopfront were also considered by the Council to add harmful visual clutter to the front of the building.

In response, the applicant provided amended drawings, revised to show both the projecting sign and security alarm box to be omitted entirely from the proposals.

Overall, therefore, the revised proposals would cause no harm to the listed building and its features of special architectural or historic interest in terms of their design, size, location, colour and materials, and are acceptable.

The site's planning and appeal history has been taken into account when

coming to this decision. No objections have been received following statutory consultation.

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 The display of the non-illuminated, sign written logo at fascia level as shown on the revised drawings is considered to benefit from deemed advertisement consent, as defined by Schedule 3, Part 1, Class 5 of the Town and Country Planning (Control of Advertisements) Regulations 2007, and therefore, does not require formal determination by the Council in the form of an advertisement consent application. As such, an associated advertisement consent application (2023/4591/A) has been withdrawn and the case file closed.
- 3 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.
- 4 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).
- 5 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.
- 6 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](http://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 positioned above the typed name.

Daniel Pope  
Chief Planning Officer