

Application ref: 2023/4200/L
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Date: 2 January 2024

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London Borough of Camden
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planning@camden.gov.uk
www.camden.gov.uk/planning

Conspiracy of Ravens Ltd.
Fao. Chloe Marlow
24 Camden Road
London
NW1 9DP

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
24 Camden Road
London
NW1 9DP

Proposal:
External and internal alterations, including the installation of internally positioned retractable security grilles, re-painting and refurbishment of shopfront, replacement of ventilation grilles, and addition of non-illuminated hand-painted fascia lettering sign (following removal of existing external lights at fascia level).

Drawing Nos: Site location plan; MasterA1L rev A; Heritage Statement from Conspiracy of Ravens Ltd., Retractable grilles product sheet from Windows Security Safety and Paint product sheet from Graphenstone (version jan-18) - all received 25/10/2023.

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: Site location plan; MasterA1L rev A; Heritage Statement from Conspiracy of Ravens Ltd., Retractable grilles product sheet from Windows Security Safety and Paint product sheet from Graphenstone (version jan-18) - all received 25/10/2023.

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 Council raised initial concern in regard to original proposals which included the installation of external security shutters in front of the shopfront in so far as they might introduce visual clutter and obscure the architectural and historic features of the listed building without any clear justification. In response, the applicant provided amended drawings, revised to show the external shutters to be omitted entirely and internal retractable security grilles proposed instead.

The internal grilles would be positioned inside the premises and fixed by pivot hinges to non-historic fabric on either side of the area immediately inside the shopfront entrance. The 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 grilles would not harm any historic fabric, nor obscure any significant architectural or historic features of the Grade II listed building.

Proposed external works include the refurbishment of the shopfront itself, involving stripping, sanding and making good the external surfaces, columns on either side of the frontage, entrance door and window frames. Two small ventilation grilles located at the top, right-hand side of the shopfront at fascia level would also be replaced like-for-like. All surfaces would then be re-painted using Graphenstone paint; the new paint scheme being an ebony shade and a natural paint for wood, walls and external surfaces, and as such, is considered to fit in well within its particular context.

External works also include the addition and display of non-illuminated graphic

signage using traditional sign-writing lettering ('Raven Records' text) centred at fascia level. Three external lights which currently exist at fascia level will be removed as part of the proposals and the surfaces made good.

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, method of fixing 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 a non-illuminated lettering sign ('Raven Records' text) 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.
- 3 Your attention is drawn to annotation as shown on the submitted drawing (ref. MasterA1L rev A) which refers to a proposed display of vinyl graphics applied to the lower section window. No details have been provided in the application submission and the applicant confirmed that they did not wish for this part of the proposal to be considered as part of the current application. As such, this matter has not been considered and does not form part of this consent. The applicant is therefore reminded that formal determination by the Council may be required for these works in the form of advertisement and/or listed building consent applications. Should the applicant require any further advice on this matter, please contact the Development Management Service with any details at planning@camden.gov.uk.
- 4 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.
- 5 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).

- 6 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.

- 7 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



Daniel Pope
Chief Planning Officer