

Application ref: 2024/2661/L
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LBF Architects Ltd
11 Burford Road
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
81 Gray's Inn Road
London
WC1X 8TP

Proposal:
Display of 3x fascia signs and 3x trough lights (retrospective).

Drawing Nos: 2024-031-001, 2024-031-002, 2024-031-003, Design Statement,
Proposed Signage Details, Signage Photographs

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:

2024-031-001, 2024-031-002, 2024-031-003, Design Statement, Proposed

Signage Details, Signage Photographs.

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 site is a Grade II listed building within the Bloomsbury Conservation Area. The proposal is for the display of 3x fascia signs and 3x trough lights. The application is retrospective.

The fascia signs are of a scale commensurate with and appropriately positioned on the shopfront. The replacement signs occupy the same area of the frontage occupied by the previous signs and will be replaced with fascias of the same dimensions. The signage is to be externally illuminated via new replacement trough lights which is acceptable given the historic setting of the host building and wider Conservation Area. The removal of the 4x blank out panels from fanlights and 2x blank out panels from windows and re-glazing is considered acceptable and an improvement to the previous condition.

Overall, the signage is considered acceptable in terms of its location, size, design, and method of illumination, and would preserve the character and appearance of the Bloomsburys Conservation Area, the street scene and the listed building. The proposed signage would not obscure or damage any architectural features or visually harm the listed building.

No objections have been received following statutory consultation. The Council's Conservation Officer raised no objections to the proposal. The site's planning and appeals history has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

As such, the proposed development is in general accordance with Policy D2 and D4 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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.

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 2023.

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