

Application ref: 2024/3463/A
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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www.camden.gov.uk/planning

Douglas Signs and Design UK LTD
Douglas Signs and Design UK Ltd
Unit 3 Trackside Business Centre
Abbot Close
Byfleet
KT14 7NR
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Advertisement Consent Granted

Address:

Spectrum House
32-34 Gordon House Road
London
NW5 1LP

Proposal: Installation of a 'BizSpace' banner.

Drawing Nos: PRJ8878 R0 1-4, J8878 R0 2-4, J8878 R0 3-4, J8878 R0 4-4.

The Council has considered your application and decided to grant consent subject to the following condition(s):

Conditions and Reasons:

- 1 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 2 No advertisement shall be sited or displayed so as to
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or

surveillance or for measuring the speed of any vehicle

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 3 Any advertisement displayed and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 4 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 5 Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

Informative(s):

- 1 Reasons for granting advertisement consent:

The proposal is for the display of an advertising banner on the front elevation of the building. The building is a three-storey flat roof building in a modernist design and is located within the Dartmouth Park conservation area. The banner is currently in situ, it is non-illuminated and advertises units for let within the building.

The banner is located on previously existing signage brackets and projects 850mm from the building and is 4390mm deep. It is located at first floor height of the building. The main body of the banner is teal with both white lettering. Although the banner sign is located within the conservation area the design is not considered to visually detract or cause harm to either the character or appearance of the conservation area or the host building. The adjacent commercial building to the west has a bright blue fascia and projecting sign. The proposal is considered to comply with policies D1, D2 and D4 of the Camden Local Plan.

The proposals are acceptable in amenity terms. The size, siting and design of the shroud would appear appropriate on the building and it is considered that it would enhance the appearance of the building within the conservation area during the building works.

No neighbouring occupiers would be affected in terms of light or outlook.

The signage would not impede, obstruct or impair the free flow or safety of any

users of the highway. There would be no undue risk to the safety of any pedestrians, motorists or cyclists. The proposal therefore complies with policy A1 of the Local Plan

No objections were received prior to the determination of the application. The Dartmouth Park CAAC and Dartmouth Park Neighbourhood Forum were consulted but did not comment. The planning history of the site has been taken into account when coming to this decision.

As such, the proposal is in general accordance with Policies A1, D1, D2 and D4 of the London Borough of Camden Local Plan 2017 and the aims and objectives of the Dartmouth Park Conservation Area Appraisal and Management Strategy 2009. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 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).
- 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 in regard to your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer