

Application ref: 2024/5023/L
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Date: 4 February 2025

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London Borough of Camden
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Astrid & Miyu
Fao. Mr James Berry
Unit 203
Edinburgh House
170 Kennington Lane
London
SE11 5DP

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
31 Neal Street
London
WC2H 9PR

Proposal:
Re-painting exterior of timber shopfront (Pale Sienna) and installation of replacement signage.

Drawing Nos: Site location plan; 1004/107 rev C; Design and Access Statement from Astrid & Miyu dated 11/11/2024.

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; 1004/107 rev C; Design and Access Statement from Astrid & Miyu dated 11/11/2024.

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 Reason 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 application seeks consent for the proposed display of a fascia lettering sign externally illuminated by two existing wall mounted spike lights and a non-illuminated projecting sign fixed to an existing wall mounted bracket.

Though the position of the bracket would mean that the projecting sign would be displayed at a height above fascia level that would not normally be acceptable, in this particular case, the sign would use an existing bracket which previously supported a similar sign and the arrangement would be fairly typical of signs displayed on retail premises along this part of Neal Street.

Most importantly, any 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.

The proposals also include the redecoration of the exterior of the timber shopfront. All surfaces would be painted in a 'Pale Sienna' colour (RAL 050 80 10). The colour and tone would be broadly similar to shopfronts located within this part of Neal Street, and as such, is considered to be sympathetic to the character and appearance of the listed building and its setting in this context.

Overall, therefore, the 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 level and method of illumination (where applicable), 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 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 2024.

- 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

Yours faithfully

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

Daniel Pope
Chief Planning Officer