

Mr Matthew Harris
Planet of the Grapes Ltd
9 New Oxford Street
London
WC1A 1BA

Application Ref: **2014/4644/L**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

16 April 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
19-21 Sicilian Avenue
London
WC1A 2QH

Proposal:
Internal and external alterations in connection with change of use from retail (Class A1) to mixed retail (Class A1) Café/bar/Sui Generis use; replacement of signage to front elevation, erection of security roller shutter and installation of extraction fan including air condition units at basement floor level rear.

Drawing Nos: Location plan - A(03)020; A(03)1099; A(03)1100; A(03)1101; A(03)1102; A(03)1103; A(03)1104 Rev 01; A(03)1105; A(04)606; A(04)1100 Rev 02; A(05)1100; A(05)1101; A(05)1102; LDC/PG/SA2; Acoustic Noise Report (ref. 140813-002A) dated September 2014, Sicilian Avenue Signage, Banners & Parasols Guide, (ref. 3870_L01_012_05 15/09/11) Design & Access Statement, Rev_01 3/07/14.

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 All new work and work of making good shall be carried out to match the original 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting listed building consent.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policy CS14 (Promoting high quality places and conserving our heritage); and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policy DP25 (Conserving Camden's heritage). For a more detailed understanding of the reasons for the granting of this listed building consent, please refer to the officer report.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment