

Mr Stuart Trett
Design At Source Ltd
2-4 HIGH STEET
EVESHAM
Worcestershire
WR11 4HJ

Application Ref: **2015/6895/L**
Please ask for: **Tony Young**
Telephone: 020 7974 **2687**

17 February 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
7-8 Leigh Street
London
WC1H 9EW

Proposal:
Alterations in connection with the replacement of shopfronts and alterations to signage.
Drawing Nos: 1719-P01 rev A, 1719-P02 rev B, 1719-P03 rev B, 1719-P04 rev A; Heritage
Statement (ref. 1719-4.1-set-heritageA).

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 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 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy 2010 and policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies 2010.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy 2010 and policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies 2010.

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 listed buildings, its features of special architectural or historic interest, and the character and appearance of the wider streetscape and conservation area.

Though the host buildings are grade II listed, the existing modern shopfronts are not original and are considered to have no particular architectural or historic merit. The proposed alterations would introduce a more traditional design and use materials which would be more in keeping with the character and appearance of the listed building and wider terrace.

The proposed alterations would retain the appearance as a pair of separate shopfronts and this would be reinforced by the installation of two separate fascia signs, replacing the existing single fascia sign. Traditional timber doors with raised and fielded panels would provide an appropriately solid appearance with the added depth that would be achieved by the panelling. The solid bottom panel of all three entrance doors would also align with the low stallrisers that extend along the full length of the shopfronts, and the tops of the doors would align with the transoms. The number of rows and columns of glazed panels would be reduced to provide a simpler arrangement and style with a combination of mainly fixed panels and two pairs of central openable windows. Appropriately sized numbering would be added to the fanlights.

The overall balance of a dark grey shopfront and render with black painted lettering on a cream coloured fascia, as well as, painting the existing railings black and the

introduction of modest decorative features, such as corbels and a reinstated cornice line, would provide welcome additions more in keeping with the character of the building than the existing modern shopfronts provide. The existing low projecting sign would be removed and replaced with a hanging sign more appropriately positioned at fascia level. The hanging and fascia signs would have simple black painted lettering on a cream coloured background adding a traditional and refined finish. The fascia signs would be externally illuminated by thin LED tape discretely concealed within a small recess above the signs themselves and the projecting sign would be trough-lit. The proposed retractable awnings would be made of a traditional black fabric with cream coloured lettering along the edges and would be concealed within traditional awning boxes. They would be fixed appropriately at fascia level and are considered acceptable in terms of position, height, design and materials.

Overall, it is therefore considered that the proposals would preserve the special architectural and historic interest of the listed building and would not harm the character and appearance of the conservation area, and as such, the proposals are in accordance with Council policies and guidelines, and are considered to be 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. Historic England responded with an email dated 10/02/2016 confirming that the application can be determined as the Council see fit and without the need for formal authorisation.

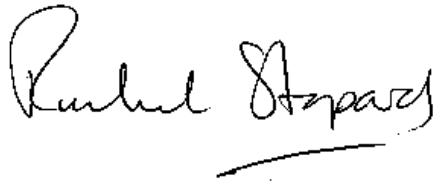
Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy 2010, and policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies 2010. The proposal also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2015 (consolidated with alterations since 2011) and paragraphs 14, 17, 56 -67, 126 -141 of the National Planning Policy Framework 2012.

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 that reads "Rachel Stopard". The signature is fluid and cursive, with a horizontal line drawn underneath the name.

Rachel Stopard
Director of Culture & Environment