

Miss Ginny Johnson
JLL
30 Warwick Street
London
W1B 5NH

Application Ref: **2016/0147/L**
Please ask for: **Oluwaseyi Enirayetan**
Telephone: 020 7974 **3229**

3 March 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
48 Monmouth Street
London
WC2H 9EP

Proposal:

Internal refurbishment, repainting of shopfront and display of signage.

Drawing Nos: Site location plan (0129122015); Block plan (0229122015); 0205022016; 0104022016; 0505022016; 0405022016; 0305022016; 0429122015; 0329122015; 0629122015; 0529122015; 0829122015; 0729122015; Photos; Scope of works; Cover letter incorporating Heritage Statement (1000316219).

The Council has considered your application and decided to grant Listed Building Consent subject to the following conditions:

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 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 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 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.

Informatives:

- 1 Reasons for granting listed building consent.

The interior of the unit has been previously stripped of original fabric; as such the proposed internal alterations will not result in the loss of any historic fabric or harm the special interest of the Listed building. The painting of the shop façade is in keeping with the historic character of the building and streetscene and is not considered harmful to the special interest of the building or the character and appearance of the conservation area.

The proposed fascia and projecting signs would follow the existing scale of signage in the locality and by virtue of their subtle design and appropriate positioning are not considered to harm the special interest of the listed building or the conservation area.

The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, and also of preserving or enhancing the character or appearance of the conservation area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

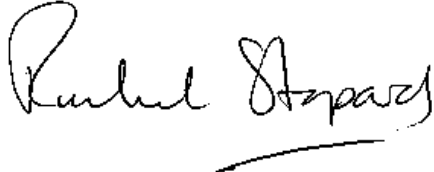
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-67 and 126-141 of the National Planning Policy

Framework.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment