

Miss Jenna Harrold
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5-13 Canal Street
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Application Ref: **2016/0835/A**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 **1222**

23 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Advertisement Consent Granted

Address:
**Midland Goods Shed
Wharf Road
York Way
London
N1C 4UZ**

Proposal: Display of 1 x externally illuminated and 1 x non illuminated fascia signage in association with proposed retail use.

Drawing Nos: 0502-RV-LDA-A-30045, 0502-RV-LDA-A-30046, 0502-RV-LDA-A-22102 P02, 0502-RV-LDA-A-35101, 0502-RV-LDA-A-20101 P03, 0502-RV-LDA-A-22106, 0502-RV-LDA-A-22105, 0502-RV-LDA-A-22101, 0502-RV-LDA-A-20100, 0502-RV-LDA-A-20001, 0502-RV-LDA-A-20002.

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 consent:

The proposed fixed fascia signs would be appropriately located within designated signage zones at ground floor level and their size, scale and design are considered not to have an overly dominant impact on the character of the host building. The proposal is therefore considered to preserve the character and appearance of the listed building and surrounding conservation area.

The proposal is considered not to have a harmful impact on the amenity of any adjoining occupiers nor would it be harmful to pedestrian or vehicular safety in the area.

The 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 or enhancing 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 (ERR) 2013.

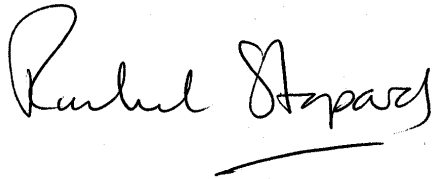
As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice in regard to 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