

Mr. Sam Harper
Firstplan
Bramah House
65-71 Bermondsey Street
London
SE1 3XF

Application Ref: **2016/0319/L**
Please ask for: **Darlene Dike**
Telephone: 020 7974 **1029**

22 April 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
15 Brunswick Centre
London
WC1N 1AF

Proposal:
Internal alterations, addition of external fixtures associated with umbrella and display of signage (retrospective).
Drawing Nos: Site Location Plan (Ref. 1004_225); 1004_100_GAP Rev C; 1004_101_EXT; 1004_104_FFP Rev B; 1004_105_WFP Rev B; 1004_106_RCP Rev B; 1004_120-GAP; 1004_121_EXT; 1004_124_FFP Rev A; 1004_125_WFP Rev A; 1004_126_RCP; 1004_220 Rev B; 1004_221 Rev A; 1004_223; 1004_224; 1004_226; Cover Letter Including Design, Access and Heritage Statement dated 18/01/2016; Photographs of the Site and Surrounding Area

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 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.

Informative(s):

- 1 Reasons for granting listed building consent:

Internal alterations to the property all relate to works at ground floor level, namely to relocate the bar area and kitchen wall, remove portions of the existing ceiling to expose the soffit and install fixed seating booths. Historic England note within the List Entry Description for the Grade II listed Brunswick Centre that the internal finishes of shops within the complex are not of special interest, and so the proposed internal works do not disrupt any features of architectural merit. Given the minor nature of the alterations, the internal works carried out are considered to be acceptable.

The bolts affixed to small portions of the ground adjacent to the retail unit at 15 Brunswick Centre, the erection of 3 large permanent umbrellas have no impact on the fabric of the listed building. In addition, as each umbrella is positioned over a metre away from the building's entrances, they have no impact upon its setting either. For these reasons the erection of 3 external umbrellas does not harm the special interest of the listed building and so is deemed appropriate.

The display of 2 internally illuminated internal signs, 2 menu boards and a non-illuminated projecting sign are also considered acceptable. The projecting sign simply replaces a previous sign, and all signage falls within the designated zones set out by the Brunswick Centre Retail Signage Strategy attached to previous permission 2005/3070/P. As such the signage does not obscure any architectural features to the front or side elevations of the listed building, and so has no negative impact upon its special interest.

The site planning history has been taken into account when coming to this decision. No objections were received prior to making this decision.

Special regard has been attached to the desirability of preserving or enhancing the building or its setting or any 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.

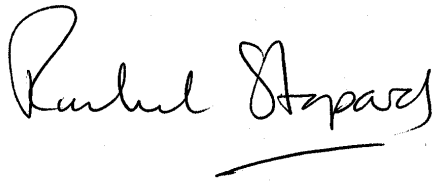
As such, the proposed development is in general accordance with policy CS14 of

the London Borough of Camden Local Development Framework Core Strategy, and policy DP24 and 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 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 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 drawn underneath the name.

Rachel Stopard
Director of Supporting Communities