

Mr Fabien Marcque  
Fabien Marcque Design  
250 Munster Road  
London  
SW6 6BB

Application Ref: **2016/4450/L**  
Please ask for: **Leela Muthoora**  
Telephone: 020 7974 **2506**

22 November 2016

Dear Sir/Madam

### **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

#### **Listed Building Consent Granted**

Address:

**31 Hampstead High Street  
London  
NW3 1QD**

Proposal: Addition of 2 x external lights to fascia.

Drawing Nos: Site location plan; Design & Access statement 20/10/2016; P02; P03; P04;  
P05

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 work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.



Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 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 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 lights are considered acceptable in terms of size, design, location, form of illumination and method of fixing as they would respect the design, scale and fabric of the host building and are not considered to have a detrimental impact upon any significant or historic fabric of the building.

Following officer advice, the originally proposed light fittings were amended to traditional fittings and the internal illumination of the projecting sign removed which is considered more appropriate to preserve the Grade II listed building's special architectural and historic interest.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision. A letter of support was received as a result of consultation.

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 proposed development is in general accordance with policies CS14 of the London Borough of Camden Local Development Framework Core Strategy and DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

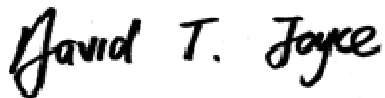
- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 Noise from demolition and construction works is subject to control under the

Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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 "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Executive Director Supporting Communities