

Mr Mark Shearman
Firstplan
Bramah House
65-71 Bermondsey Street
London
SE1 3XF

Application Ref: **2017/3654/L**
Please ask for: **Tony Young**
Telephone: 020 7974 **2687**

31 August 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted and Warning of Enforcement Action

Address:
41 Earlham Street
LONDON
WC2H 9LX

Proposal:
External alterations in connection with shopfront entrance alterations and the display of signage.
Drawing Nos: (1141_PLN-)01, 02, 03, 04, 05 rev A, 06 rev A, 07 rev A; Heritage Statement prepared by Firstplan (received 20/07/2017).

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 safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.



- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: (1141_PLN-)01, 02, 03, 04, 05 rev A, 06 rev A, 07 rev A; Heritage Statement prepared by Firstplan (received 20/07/2017).

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new external 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.

In particular, due care should be taken when both fixing any signage to the existing fabric of the building to ensure that minimal intervention is made to the existing external material, as well as, during any subsequent removal of signs in the future to ensure that works of making good return the building as closely as possible to its existing state.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies D1 and D2 of Camden Local Plan 2017.

- 4 The intensity of the illumination of the proposed fascia sign shall not exceed 300 candelas per square metre.

REASON: To ensure that the advertisement does not have an adverse impact on neighbouring amenity, nor harm the special architectural and historic interest of the listed building and the character and appearance of the Seven Dials (Covent Garden) Conservation Area in general accordance with policies A1, D1, D2 and D4 of the Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2012.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 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, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

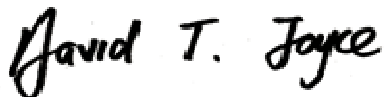
4 WARNING OF ENFORCEMENT ACTION TO BE TAKEN

The existing unauthorised fascia is considered to be harmful to the special interest of the building and enforcement action may be taken alleging a breach of planning control in relation to the sign should the unauthorised signage not be removed within 3 months of the date of this listed building consent being granted.

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
Director of Regeneration and Planning