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Application Ref: **2017/4556/L**  
Please ask for: **Matthias Gentet**  
Telephone: 020 7974 **5961**

30 October 2017

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**63 Monmouth Street**  
**LONDON**  
**WC2H 9DG**

Proposal:  
Addition of a fascia and hanging signs, painting of the shopfront (Class A1) in White and shop door in Midnight Teal.  
Drawing Nos: Design and Access Statement; Site Location Plan; Shiro-082017-S01; Shiro-082017-S02\_2 revR.

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 development hereby permitted shall be carried out in accordance with the



following approved plans:

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 work and work of making good shall be carried out to match the existing adjacent 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 D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting permission:

The proposal is to 'freshen up' the commercial frontage by repainting the shopfront in white and the shop door in midnight teal and to install a new fascia sign and a projecting sign (on an existing bracket).

The chosen hue, though not what could be considered to be traditional such as black for example, is still considered acceptable. It will keep the frontage well maintained as well as brightening it up.

The proposed signs are to be non-illuminated. No alterations to the fascia itself will take place - the existing sign being simply replaced with the proposed one - and the hanging sign is to be added onto an existing black painted metal bracket affixed at low first floor level.

The proposal overall is fairly simple and will preserve and enhance the character and appearance of the host building, the conservation area and the streetscene, and will not be harmful to the host and adjacent listed buildings.

The site's planning history has been taken into account when making this decision. No comments were received during the consultation period.

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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 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

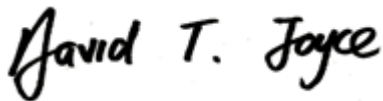
dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 3 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.
- 4 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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce  
Director of Regeneration and Planning