

Mrs Maja Myall
Blenheim Design Ltd
Suite 4
9 Pavilion Parade
Brighton
BN2 1RA

Application Ref: **2017/5048/L**
Please ask for: **Matthias Gentet**
Telephone: 020 7974 **5961**

31 October 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
35 Great Queen Street
LONDON
WC2B 5AA

Proposal:
Addition of logo and lettering signs on existing awning cover [retrospective] and replacement of a fascia sign.
Drawing Nos: Design and Access Statement; Heritage statement; Site Location Plan; 1 x Existing Photo; Proposed Photo Montage; BD 17106 - 09-01;

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 alterations to the commercial frontage of this Grade II* listed building are very minor and consist of the relocation of the existing logo on the fascia, from the right hand side of the fascia area to the centre, including the spotlights. Although the size of the font is being increased, its central and compact location will help minimizing any negative impact. The added logo onto the face of the awning and the valance is not considered to be such that their presence is to have a negative impact on the appearance and character of the host listed building. Being non-illuminated, they will be more discreet.

The proposed is therefore considered to be acceptable in terms of size, design and location with very little loss - if any - of the historical fabric. The signage would preserve the appearance and character of the host building, the conservation area and the streetscape, and would not harm the setting of the host and adjacent listed buildings in close proximity.

The proposal will not impact on the neighbours' amenity nor would it be harmful to either pedestrian or vehicular safety.

The site's planning and appeal history has been taken into account when coming to this decision. An objection from the CGCA was received which was opposing the replacement of the awning. However, the awning is not being replaced but merely having a new face and valance containing the business's logo and as such, the objection is not relevant. The CGCA have subsequently withdrawn their objection.

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

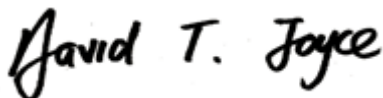
London Plan 2016 and the National Planning Policy Framework.

- 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

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