

Ms Ana Popovic
133 Creek Road
London
SE8 3BU

Application Ref: **2017/5368/L**
Please ask for: **Robert Lester**
Telephone: 020 7974 **2188**

17 November 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
283 Pentonville Road
London
N1 9NP

Proposal: Installation of replacement shopfront and associated adverts.

Drawing Nos: Existing_Ground_Floor_Plan_N19NP, Existing_Front_Elevation_N19NP, Existing_Store_Image_N19NP, Proposed_Ground_Floor_Plan_N19NP, Proposed_Section_AA_N19NP, Proposed_Section_BB_N19NP, Proposed_Front_Elevation_N19NP, Proposed_Projecting_Sign_N19NP, Signage_Details_01_N19NP, Signage_Details_02_N19NP, Signage_Details_03_N19NP, Proposed_3d_Visual_02_N19NP (All Revised Received 14th November 2017), Location Plan #1136355 and Extract Fan Detail ref: TD-1300/250 SILENT and TD-2000/315 SILENT.

The Council has considered your application and decided to grant Listed Building Consent subject to the following conditions:

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 drawings referred to above.

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 the London Borough of 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for Granting Consent:

The site is the existing retail unit at 283 Pentonville Road. The site is a part of the Grade II Listed Lighthouse Building and is located in the Kings Cross St Pancras Conservation Area. The existing retail unit on the site is boarded up/not in use.

The proposed works are for the installation of a replacement shopfront with vent extract fan and associated adverts.

The Grade II Lighthouse Building c1875 is a block of shops with offices over with a triangular plan with rounded apex. The unaltered traditional shopfront features are mentioned in the listing and are features of special architectural and historic interest.

The replacement shopfront would have a traditional design and proportions with timber framed windows and a timber transom bar and stall riser. The existing traditional fascia, pilasters, console brackets, and cornice details would all be retained. The shopfront would include a powder coated metal vent above the doorway which would be a small feature which would be well integrated into the design. The advertisements propose individual metal lettering on the existing fascia with external down lighting and a small projecting sign all of which would have a suitable traditional design. Overall, the proposed replacement shopfront would have a suitable traditional design which would preserve and enhance the features of special architectural or historic interest on the listed building.

Special attention has been paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses

under section 66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

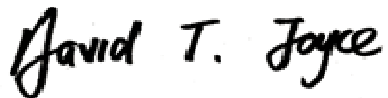
The planning history of the site was taken into account when coming to this decision. No consultation responses were received on this application.

As such, the proposed development is in general accordance with policies D1, D2 and D3 of the London Borough of Camden Local Plan 2017 and Camden Planning Guidance 1 (Design). The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

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