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Deloitte Real Estate
Athene Place
66 Shoe Lane
LONDON
EC4A 3BQ

Application Ref: **2017/4832/L**
Please ask for: **Matthias Gentet**
Telephone: 020 7974 **5961**

20 November 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Bentham House
4-8 Endsleigh Gardens
LONDON
WC1H 0EG

Proposal:

Replacement of the existing black monolith and signage on Endsleigh Gardens (near the corner with Endsleigh Street) by a stone clad monolith and new signage on the existing plinth and the addition of a new sign on the return boundary wall on Endsleigh Street

Drawing Nos: 5 Photos; 1 Photo Montage; Cover letter (09/08/2017); B985_EN 1/1 - Aluminium Casing Details; BB58_EN 2/2 - LED Light Details; 3000_L010_P11; 3000_L100_P25; 3000_L146_P5; 3000_L147_P10; 3000_L050_P7; 3000_L196_P12; 3000_L197_P22; 3000_SK_128_P5; 3000_SK_167_P2.

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: 5 Photos; 1 Photo Montage; Cover letter (09/08/2017); B985_EN 1/1 - Aluminium Casing Details; BB58_EN 2/2 - LED Light Details; 3000_L010_P11; 3000_L100_P25; 3000_L146_P5; 3000_L147_P10; 3000_L050_P7; 3000_L196_P12; 3000_L197_P22; 3000_SK_128_P5; 3000_SK_167_P2.

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 consent:

The existing corner monolith (Endsleigh Gardens and Endsleigh Street) is to be replaced with a stone clad monolith which has an internally illuminated bronze anodised wrap sign and a new 'bricklight' to illuminate the existing steps.

The cladding material is to match the host building and would replace the existing metal casing. The proposed material would provide a more sympathetic feature in harmony with the stonework of the host building.

The illumination of the sign would only affect the cut lettering of the wrap on the corner monolith. Although this type of illuminated signage is not encouraged on listed buildings, it is considered that the impact of the illumination from fret-cut letters would be minimal on the appearance and character of the host listed building.

The addition of a small 'bricklight' would be also a very discreet fixture that would serve to enhance the visibility of the access stairs.

The non-illuminated bronze anodised wrap sign on the return boundary wall on Endsleigh Gardens elevation will be of modest size and would be a discreet addition on the otherwise large and imposing facade.

Overall, the proposal is considered to be acceptable in terms of size, design, location, material and method of illumination. It would preserve and enhance the appearance and character of the host listed building, and would not harm the

setting of the host and adjacent listed buildings.

The site's planning history has been taken into account when making this decision. No responses were received following the statutory 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

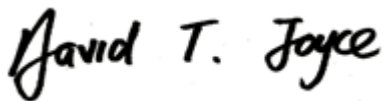
As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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.

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