

Mr Nikolas Tsounakis
Opsis Design
Unit 19,
Westbourne Studios
Acklam Road
London W10 5JJ

Application Ref: **2017/1614/L**
Please ask for: **Alyce Keen**
Telephone: 020 7974 **1400**

2 July 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
59 Marchmont Street
London
WC1N 1AP

Proposal:
Alterations to existing facade including ventilation grill, entry phone panel, fascia sign, projecting hanging sign, window signage and painting of the shop front.

Drawing Nos: 1702-PL-010 RevB, 1702-PL-011 Rev C, 1702-PL-012 Rev A

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:

1702-PL-010 RevB, 1702-PL-011 Rev C, 1702-PL-012 Rev A

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 The current scheme proposes alterations to existing facade including ventilation grill, entry phone panel, fascia sign, projecting hanging sign, window signage and painting of the shop front. There are no objections to the painting of the shop front, which looks a considerable improvement from the previous incarnation. The grille to the stall riser is not appropriately located however it is painted to match the shop front, therefore is considered to have limited visibility. Overall the alterations are considered as improvements to the shopfront.

The projecting sign has been revised to be in alignment with the fascia sign and have a clearance of 2.3m therefore is now considered acceptable. The fascia and window signage are considered to be simplistic and appropriately sized and applied for the timber shopfront.

The CCTV camera, alarm and light at basement level have been removed from the proposed alterations as they were considered to be unacceptable.

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

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development 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 2012.

- 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).

Executive Director Supporting Communities

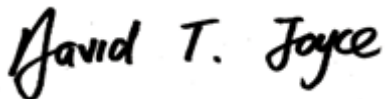
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- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 Noise from 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