

Andrew Beetham
S R SIGNS
WORTLEY MOOR LANE
LEEDS
LS12 4HX

Application Ref: **2018/0189/L**
Please ask for: **Tony Young**
Telephone: 020 7974 **2687**

10 July 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Prince of Wales PH
53 Highgate High Street
LONDON
N6 5JX

Proposal:

External alterations in connection with the display of signage, repainting and external illumination of stonework at front, installation of 2 lamp lights either side of front fascia lettering, replacement of 3 front floodlights above 2nd floor level windows, installation of 4 sets of artificial topiary, and fixing of half-lantern light beside rear entrance door.

Drawing Nos: Site location plan; 11347-Planning dated 10/03/2018; 11347-Planning Elevation dated 10/03/2018; 11347-Planning dated 30/05/2018; Heritage Statement.

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: Site location plan; 11347-Planning dated 10/03/2018; 11347-Planning Elevation dated 10/03/2018; 11347-Planning dated 30/05/2018; Heritage Statement.

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 listed building consent:

The principal consideration material to the determination of this application is the impact of the proposal on the Grade II listed building, and its features of special architectural or historic interest.

The proposal involves: (1) alterations in connection with the display of signage - externally illuminated (cowl lights) hand-painted fascia lettering and an externally illuminated (cowl lights) double-sided pictorial sign (all on Highgate High Street elevation); display of externally illuminated (cowl lights) fascia lettering, and installation of a retractable awning above rear window (all on Pond Square elevation); (2) repainting and external illumination (cowl light) of stonework at front; (3) installation of 2 lamp lights either side of front fascia lettering; (4) replacement of 3 front floodlights above 2nd floor level windows; (5) installation of 4 sets of artificial topiary; and (6) fixing of half-lantern light beside rear entrance door.

The alterations in connection with the signage proposals (1) are considered to be appropriate in terms of design, scale, colour, method of fixing, location, materials to be used, and methods of illumination. The proposed retractable awning, which would be approximately 2.6m long by 2.5m wide and made of a traditional canvas fabric, is also acceptable. The awning would extend forward from a new awning box positioned above the rear window. The awning would be fixed appropriately at fascia level and would be approximately 3.4m in height above ground level, extending entirely within a private forecourt, and approximately 5m from the edge of the pavement when fully extended, and as such, would not impact on the public highway or be harmful to public safety.

Concerns were initially raised with regards to external lighting proposals, repainting all windows a dark blue colour, the installation of a large lantern above 1st floor rear windows and vinyl lettering applied to the rear external wall as these were

considered to be inappropriate alterations in the context of this listed building and likely to result in an incongruous appearance. Following Council advice, the applicant altered the proposals to more suitable external lighting and removed the repainting of windows, installation of a large rear lantern, and application of vinyl lettering from the proposals. Following these amendments, the proposals are considered to be acceptable.

All other alterations (2 - 6 above) are considered to be minor in nature, involving minimal intervention into the building fabric with all methods of fixing being non-intrusive and reversible, and having no adverse impact either internally or externally on any features of special architectural or historic interest. As such, the proposals would preserve the special architectural and historic interest of the Grade II listed building, and would not detract from the character and appearance of the Highgate Village Conservation Area, in accordance with Council policies and guidelines, and are therefore considered to be acceptable.

The site's planning and appeal history has been taken into account when coming to this decision. No objections have been received in relation to the proposals.

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 policy D2 of the Camden Local Plan 2017, policy DH2 of the Highgate Neighbourhood Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2012.

- 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.
- 3 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 T. Joyce

David Joyce
Director of Regeneration and Planning