

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

Application Ref: **2018/3301/L**
Please ask for: **Ben Farrant**
Telephone: 020 7974 **6253**

9 August 2018

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:
Installation of 1 x externally illuminated timber hanging sign

Drawing Nos: Location Plan (unnumbered) & 09-01_Rev.B

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: Location Plan (unnumbered) & 09-01_Rev.B.



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:

35 Great Queen Street forms part of a Grade II* Listed brown brick terrace with red brick dressings dating from 1710 and situated in the Seven Dials Conservation Area. Great Queen Street has a number of listed buildings within it, including six early 18th century houses at nos.27, 28, 29 and nos.33, 34, 35 of three storeys, basement and dormers. All the houses have similar characteristics of red brick, heavy wooden eaves, cornices and pilaster orders rising from the first floor level to the cornice. The site also lies directly opposite the Grade II* Listed Freemasons Hall.

The application seeks to erect a new hanging sign on the front facade of the building. The proposed sign would be timber with a wrought iron bracket. It would be externally illuminated with a black metal trough light.

It is noted that a large number of properties within the street and the surrounding conservation area have projecting signs on black metal brackets, including 33 and 34 Great Queen Street. These have a variety of methods of illumination, including trough-lights and individual spotlights. 28 Great Queen Street has a black metal projecting sign with external trough light (approved in 2006).

The signage would have an appropriate level of illumination, being externally illuminated (statically) at 150cd/m. The signage was amended since the original submission to measure 600mm x 600mm rather than the 800mm x 800mm originally proposed. It is considered that the proposal would not result in harm to the character, appearance or historic interest of the host building or surrounding area.

The site's planning history was considered in the determination of this application.

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.

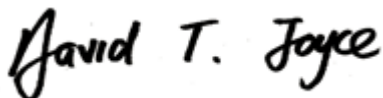
As such, the proposed development is in accordance with policy D4 of the Camden Local Plan (2017). The proposed development also accords with CPG1 (2018), the London Plan (2016) and National Planning Policy Framework (2012).

- 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).
- 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



David Joyce
Director of Regeneration and Planning