

Application ref: 2018/1791/L  
Contact: Matthias Gentet  
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**Development Management**  
Regeneration and Planning  
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Ideal Planning & Design  
Hyde Park House  
5 Manfred Road  
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London  
SW15 2RS

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Refused and Warning of Enforcement Action to be Taken**

Address:  
**35 Highgate High Street**  
**London**  
**N6 5JT**

Proposal:  
Installation of 1x externally illuminated fascia sign, 1x externally illuminated projecting sign, 2x non-illuminated awnings and painting of the ground floor facade. [Retrospective]

Drawing Nos: Design and Access Statement; [1422 - ] 01, 02, 03, 04, 05, 06, 07, 08 revA.

The Council has considered your application and decided to **refuse** listed building consent for the following reason(s):

#### **Reason(s) for Refusal**

- 1 The awnings, by virtue of their size, design, siting and location, are unsympathetic and incongruous features on the traditional shopfront and thereby represent an inappropriate form of development that is detrimental to the special architectural and historic interest of the Grade II listed building, contrary to policy D2 of the Camden Local Plan 2017.

- 2 The projecting sign, by virtue of its material and method of illumination, is an unsympathetic addition to the traditional shopfront and thereby represents an inappropriate form of development that is detrimental to the special architectural and historic interest of the Grade II listed, contrary to policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 ENFORCEMENT ACTION TO BE TAKEN

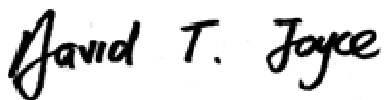
The Director of Culture and Environment will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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