

Application ref: 2018/6029/L  
Contact: Matthias Gentet  
Tel: 020 7974 5961  
Date: 7 March 2019

**Development Management**  
Regeneration and Planning  
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Ideal Planning & Design  
Hyde Park House  
5 Manfred Road  
Putney  
London  
SW15 2RS  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

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

Proposal:

Display of an externally illuminated fascia sign (retrospective) and display of a non-illuminated hanging sign and painting of the shopfront.

Drawing Nos: Revised Design And Access Statement (December 2018); 4189A - Heritage Statement; [1422] 01, 02 (pre-built - 25/02/2019), 03 (pre-built - 25/02/2019), 04 (pre-built - 25/02/2019), 05A, 06A, 07A, 08C (25/02/2019), 09 (as-built - 25/02/2019), 10 (as-built - 25/02/2019), 11 (as-built - 25/02/2019).

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: Revised Design and Access Statement (December

2018); 4189A - Heritage Statement; [1422] 01, 02 (pre-built - 25/02/2019), 03 (pre-built - 25/02/2019), 04 (pre-built - 25/02/2019), 05A, 06A, 07A, 08C (25/02/2019), 09 (as-built - 25/02/2019), 10 (as-built - 25/02/2019), 11 (as-built - 25/02/2019).

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 permission:

Permission is sought for the replacement of unauthorised signage (enforcement case reference: EN18/0825) and the painting of the shopfront that are the subject of an appeal following refusal of listed building consent reference: 2018/1791/L on 12/11/2018. The reasons for refusal related to the size, design and sitting of the awnings and the unacceptable method of illumination and materials of the projecting sign. The externally illuminated fascia sign and the painting of the ground floor commercial frontage were considered acceptable and didn't form a reason for refusal. The current proposal includes the retention of the externally illuminated fascia sign. The 2no awnings that were included as part of the previously refused scheme were considered to clutter the commercial frontage. They do not form part of this application.

The replacement of the illuminated aluminium projecting sign with a non-illuminated timber hanging sign with black painted metal fixing bracket is a welcome improvement that would enhance the appearance of the host building. The signage and painting of the shopfront, in terms of size, design, location, materials to be used, colour and illumination, are considered to be acceptable and would not result in the loss of historical fabric. They would not be harmful to the special architectural and historic interest of the Grade II listed building and would be considered acceptable.

The site's planning and appeal history has been taken into account when coming to this decision. No comments were received following the statutory consultations.

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 general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with policies of the Draft London Plan 2017 (As Applicable); and the National Planning Policy Framework 2019.

- 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.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

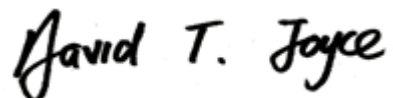
- 6 You are advised that, subject to the outcome of the appeal (ref APP/X5210/Y/19/3219949), the unauthorised internally illuminated projecting sign will be subject to enforcement action to ensure its removal.

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 2019.

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 style with a large 'D' and 'J'.

David Joyce  
Director of Regeneration and Planning