

Application ref: 2019/4225/L
Contact: Mark Chan
Tel: 020 7974
Date: 1 October 2019

Development Management
Regeneration and Planning
London Borough of Camden
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Technical Signs
Hille Business Centre
132 St Albans Road
Watford
WD24 4AE
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
85-87 Parkway
London
NW1 7PP

Proposal: Alterations to shopfront, including erection of a projecting sign and 2x fascia signs with trough lights.

Drawing Nos: Location Plan, Heritage Statement, Design and Access Statement, 596135-1, 25_01_02, 596135-3 Rev E and 596135-4 Rev D.

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:

Drawing Nos: Location Plan, Heritage Statement, Design and Access

Statement, 596135-1, 25_01_02, 596135-3 Rev E and 596135-4 Rev D (Last received 27/09/2019)

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 Reasons for granting consent:

The application site is located in the Camden Town Conservation area and No. 87 is a Grade II Listed Building. The applicant is seeking permission for alterations to the existing shopfront, including erection of a projecting sign and 2x fascia signs with trough lights.

The proposed changes to the shopfront would be minor in scale, and would retain the overall character and traditional elements of the existing shopfront. The proposed internally illuminated projecting sign is the same size as existing. It measures 0.6m x 0.72m which is typical for signs of this kind and is characteristic of the surroundings. Likewise, the proposed fascia signs will be black and made of timber and painted with white handwritten letterings at No. 85 and gold leaf letterings at No. 87. The fascia signs will be externally illuminated by trough lights which is considered to be in keeping with traditional shopfronts of its era.

Objection from the local CAAC was received but the applicant has since then removed all the elements which were objected from this application. The planning history of the site and surrounding area were taken into account when coming to this decision.

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 proposed development is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with policies of The London Plan 2016 and the National Planning Policy Framework 2019.

- 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 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.

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



Daniel Pope
Chief Planning Officer