

Application ref: 2020/0564/L
Contact: Tony Young
Tel: 020 7974 2687
Date: 9 April 2020

Development Management
Regeneration and Planning
London Borough of Camden
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Mr Yokichi Tamatsukuri
69A Endell Street
London
WC2H 9AJ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
69A Endell Street
London
WC2H 9AJ

Proposal:
Alterations in connection with the display of signage and repainting of shopfront.

Drawing Nos: Site location and block plans; Unnumbered proposed front and side elevation drawing dated 10/02/2020; Heritage Statement received 12/02/2020; Email from KATABA Japanese Knives Ltd dated 11/02/2020.

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 and block plans; Unnumbered proposed front and side elevation drawing dated 10/02/2020; Heritage Statement

received 12/02/2020; Email from KATABA Japanese Knives Ltd dated 11/02/2020.

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 host building and any features of special architectural or historic interest.

The repainting of the shopfront to grey/blue is considered to be an appropriate colour and tone. The hand-painted fascia lettering would be illuminated by an existing trough light. The non-illuminated hanging sign would replace an internally illuminated box sign; the new sign and bracket being suitably fixed and positioned. As such, the overall visual impact of the proposal on the exterior of the listed building would be low and the methods of installation and fixing would ensure that any alterations would be reversible in listed building terms. Furthermore, the proposed signage would not obscure any significant architectural features or otherwise visually harm the character and appearance of the listed building nor detract from the character and appearance of the Seven Dials (Covent Garden) Conservation Area.

As such, in terms of the design, size, colour, location, materials, methods of fixing and illumination, and luminance levels, the proposals would preserve the special architectural and historic interest of the Grade II listed building, and are considered to be acceptable.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received.

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, 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