

Application ref: 2020/1528/L
Contact: Tony Young
Tel: 020 7974 2687
Date: 1 May 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Trusko Ltd.
Fao. Miss Maria Hunt
Office 34
Oliver House, Hall Street
Chelmsford
CM2 0HG

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**15 Great James Street
London
WC1N 3DP**

Proposal:

External alterations in connection with the erection of a non-illuminated hoarding at the front of the property for a temporary period until 26/04/2021 while building works are being carried out.

Drawing Nos: 1101 rev D, 2100 rev H, 3000 rev D; unnumbered proposed front elevation and signage details; Heritage Statement from Trusko Ltd. dated 30/03/2020; Email from Trusko Ltd. dated 01/04/2020.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The advertisement hereby permitted shall be displayed for a temporary period only and shall be removed on or before 26/04/2021.

Reason: This type of advert is not such as the Council is prepared to approve, other than for a limited period, in view of its appearance. Its permanent display would be contrary to the requirements of policy D2 of the Camden Local Plan 2017.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 1101 rev D, 2100 rev H, 3000 rev D; unnumbered proposed front elevation and signage details; Heritage Statement from Trusko Ltd. dated 30/03/2020; Email from Trusko Ltd. dated 01/04/2020.

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.

Informative(s):

- 1 Reasons 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 proposed non-illuminated hoarding, measuring approximately 2.4m high x 6.5m wide x 1.5m deep, would be installed and displayed at the front of the property for a temporary limited period while building and refurbishment works are carried out at the property. The hoarding would be positioned in front of the existing railings and entrance steps and attached to 4 timber joists fixed behind the railings. An inward opening door within the hoarding boards would provide access to the property during the course of the building works.

While the Council is unlikely to grant consent for the display of such a sign on a permanent basis as it would be harmful to the appearance of the listed building, streetscene and wider Bloomsbury Conservation Area, it is recognised in this case that the sign would only be in place for a temporary limited period and would provide a degree of screening of building works from views within the public realm and protection to the listed building itself during the course of these works, and in particular, the front railings and entrance steps.

The overall visual impact of the proposal on the exterior of the listed building would be low, especially given the non-illuminated nature of the sign, and the methods of installation and fixing would ensure that any alterations would be reversible in listed building terms. The hoarding 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 Bloomsbury Conservation Area.

Therefore, in terms of the design, size, colour, location, materials, methods of fixing, absence of illumination and temporary display period, the proposal is considered to preserve the special architectural and historic interest of the Grade II* listed building, and is acceptable.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received. Historic England have responded authorising the Council to determine the application as it sees fit.

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.

- 5 The applicant is advised that this consent relates solely to the display of signage as described in the proposed description and does not grant approval for any other alterations shown on the approved drawings.

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, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer