

Application ref: 2019/2960/L  
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Date: 13 August 2020

**Development Management**  
Regeneration and Planning  
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Mr Opas Jaengkrajang  
77 Heath street  
London  
NW3 6UG

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**77 Heath Street**  
**London**  
**NW3 6UG**

Proposal:  
Alterations to shopfront and installation of 1x fascia sign and 1x projecting sign (Part-retrospective).

Drawing Nos: Location Plan, Proposed Front Elevation, Proposed Sections, Existing Front Elevation and Existing Sections (Drawings dated 09/07/20)

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

#### **Conditions And Reasons:**

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Nos: Location Plan, Proposed Front Elevation, Proposed Sections, Existing Front Elevation and Existing Sections (Drawings dated 09/07/2020)

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.

- 2 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.

- 3 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.

Informative(s):

- 1 Reasons for granting consent:

The application site is within in the Hampstead Conservation area and contains a Grade II Listed Building. The applicant is seeking listed building consent for alterations to shopfront and installation of 1x fascia sign and 1x projecting sign (Part-retrospective).

The proposed changes to the shopfront is considered minor in scale. The decorative render on the stall raisers is removed and the shopfront would be painted grey. The overall character and traditional elements of the existing shopfront would be retained.

The proposed externally illuminated fascia sign would be the same size as existing. The new sign would be made of timber with white timber letterings on a black background and is considered an improvement over the existing sign and more in keeping with the characteristic and appearance of the listed building. Likewise, the proposed externally illuminated projecting sign would be made of timber and painted black with white letterings. Both signs would be externally illuminated by LED trough lights which is similar to other nearby shopfronts and considered acceptable.

No objection was received in relation to the works. 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.

A 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 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 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.
- 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.

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 'DP', is positioned above the printed name and title.

Daniel Pope  
Director of Economy, Regeneration and Investment