

Application ref: 2020/4654/L
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Date: 6 April 2021

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ZD DESIGN
449 Edgware Road
London
W2 1TH

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

BEIRUT GARDEN
218 - 220 Shaftesbury Avenue
London
WC2H 8EB

Proposal:

Alterations to 2 shopfronts

Drawing Nos: Site Location Plan 101, 100, 101, 201, 202, 301, 302, 303, 304, 305, 306, 401, 402, 403, 404 (02/08/2020). Design and Access Statement. Heritage Statement.

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 Plan 101, 100, 101, 201, 202, 301, 302, 303, 304, 305, 306, 401, 402, 403, 404 (02/08/2020). Design and Access

Statement. Heritage Statement.

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 proposed alterations to the shopfront are considered acceptable in terms of scale, design, material and colour. The existing shop frontage shall remain in place but with a new painted exterior and replacement signage. The installation of replacement signage is considered appropriate for the host property and is not considered to negatively affect the historic fabric of the listed building or its setting.

Following development, the only noticeable difference will be the colour of the timber shop frontage with an additional benefit of making good repairs to the fascia level above no.220, which in itself would not require consent but is included here for completeness.

No objections were received before making this decision and the site's planning history was 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policy D2 of the London Borough of Camden Local Plan 2017. The proposal also accords with the London Plan 2021 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.

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', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer