

Application ref: 2022/1496/L
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Date: 18 July 2022

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Firstplan
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undefined

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**30 Leighton Road
London
Camden
NW5 2QE**

Proposal:

Listed building consent relating to installation of two fixed display boards
Drawing Nos: Site plan, location plan, 2109_KW_PL_DR_06-01 (exist),
2109_KW_PL_DR_06-02 rev B (propo)

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 plan, location plan, 2109_KW_PL_DR_06-01 (exist),

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 The site is a highly ornamented red-brick-with-stone-dressings former sorting office of 1903, listed grade-II and making a positive contribution to the Kentish Town Conservation Area.

The original proposal asked for a projecting illuminated sign attached to the facade of the listed building and an illuminated panel sign standing on the building line. The building is not a shop, so has an entablature rather than a fascia zone, and signage at this level would interfere with appreciation of its decorative composition; nor is it in a commercial area.

Consequently, the facade signage was removed from the scheme, and replaced with a non-illuminated panel at chest height attached to a protruding section of railings, while the illumination was removed from the panel on the building line.

By reducing the height of the signage, separating it from the façade of the host building, and removing its illumination it is considered that the proposal does not harm the special interest of the listed building.

Any works other than those specifically mentioned in the consented documents are unauthorised. If further works are found to be needed, the permission of the council's conservation team must be obtained in writing, or further listed building consent may be required.

The application has been advertised in the press and by means of a site notice, whereby there were two objections and a councillor objection. The councillor withdrew her objection when the proposal was revised, as described above. The site's planning history has been taken into account in making this decision.

Particular attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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 proposed development also accords with the London Plan 2021.

- 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 2021.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer