

Application ref: 2022/0844/A
Contact: Amy Ly
Tel: 020 7974 8141
Email: Amy.Ly@camden.gov.uk
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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

Ashleigh Signs
Ashleigh House
Beckbridge Road
Normanton
WF6 1TE
undefined

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Advertisement Consent Granted

Address:
37 The Angel Inn
Highgate High Street
London
Camden
N6 5JT

Proposal:

Replacement of 2 x illuminated fascia lettering signs with 2 x externally illuminated fascia lettering signs, replacement of a hanging sign and menu case, replacement and installation of 10 x wall lanterns, 1 x porch lantern, 2 x spotlights and 6 x floodlights.

Drawing Nos: 164032 - REV A (CASTLE - THE ANGLE INN - PROPOSED SIGNAGE);
164032 - REV A (CASTLE - THE ANGLE INN - EXISTING & PROPOSED ELEVATIONS);
CASTLE - THE ANGLE INN - EXISTING SIGNAGE; CASTLE - THE ANGLE INN -
PROPOSED SIGNAGE

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

Conditions and Reasons:

- 1 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.#

- 2 No advertisement shall be sited or displayed so as to
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 3 Any advertisement displayed and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 4 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 5 Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

Informative(s):

- 1 Reason for granting consent:

The proposals involve the replacement of 2 existing illuminated fascia lettering signs with 2 externally illuminated fascia lettering signs, the replacement of a hanging sign at above fascia level with an externally illuminated hanging sign, replacement of the menu case at the front entrance door (on the corner) with an internally illuminated menu case, and replacement and installation of 10 wall lanterns, 1 porch lantern at the front door entrance, 2 spotlights at first floor level to illuminate the existing external statue at this level and 6 floodlights at first floor level (all on Highgate High Street and South Grove elevations).

The proposed signage and lighting would replace the existing at fascia level and above fascia level, and would be similar in appearance to the existing signage. The fascia would be modestly sized with suitably low luminance levels and with the lettering and hanging sign only externally illuminated. The additional 8 external lights (4 floodlights on front elevation and 2 floodlights and 2 spotlights on side

elevation) at first floor level would be acceptable in terms of its location, proportions, materials, design and method of illumination.

The floodlights and spotlights would be shining upwards, and none of the other lights would shine onto the pavement. All signage would be higher than 2.3 metres from the pavement. The proposed signage and lighting would not obscure any significant architectural features. The illumination levels would be 200cd/m², in accordance with the guidance set by the Institute of Lighting Engineers PLG05 The Brightness of Illuminated Advertisements. There would be no harmful impact on neighbour amenity or public safety of highway users, nor have any adverse impact on neighbouring amenity. It would also preserve the character and appearance of the conservation area, and would not harm the visual amenity of the area.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The site's planning and appeal history has been taken into account when coming to this decision. No objections have been received in relation to the proposals.

As such, the proposal is in general accordance with policies A1, D1, D2 and D4 of the Camden Local Plan 2017, DH2 of the Highgate Neighbourhood Plan, the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 You need a licence to place tables and chairs on the public highway for eating and drinking activities. It can take up to 2 months to get a licence if representations are received to your application. These should be made online here: <https://www.camden.gov.uk/table-and-chairs-licence>

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 in regard to your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully



Daniel Pope
Chief Planning Officer