

Application ref: 2023/0723/P
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Date: 15 August 2023

Development Management
Regeneration and Planning
London Borough of Camden
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London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Boyer
Third Floor
Park House
Greyfriars Road
Cardiff
CF10 3AF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Bull And Bush
North End Way
London
NW3 7HE**

Proposal: Installation of festoon lighting to external seating area, redecoration of building, new external lighting and removal of car park gates

Drawing Nos: Site Location Plan JMDA_1652_20_009, JMDA_1652_23_001, JMDA_1652_35_002, JMDA_1652_72_401, JMDA_1652_72_402, JMDA_1652_08_001, JMDA_1652_20_002, JMDA_1652_20_001, JMDA_1652_20_003, JMDA_1652_20_008, JMDA_1652_PL_001 R1, JMDA_1652_32_001, JMDA_1652_72_101 R1, JMDA_1652_72_102, JMDA_1652_PL_001.1, JMDA_1652_PL_004 R3, JMDA_1652_35_001_R9, JMDA_1652_PL_003 R3, JMDA_1652_PL_002 R3, JMDA_1652_PL_002.1 R1, Heater Lamps Specification, Fixed Seating Artwork

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

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

Site Location Plan JMDA_1652_20_009, JMDA_1652_23_001, JMDA_1652_35_002, JMDA_1652_72_401, JMDA_1652_72_402, JMDA_1652_08_001, JMDA_1652_20_002, JMDA_1652_20_001, JMDA_1652_20_003, JMDA_1652_20_008, JMDA_1652_PL_001 R1, JMDA_1652_32_001, JMDA_1652_72_101 R1, JMDA_1652_72_102, JMDA_1652_PL_001.1, JMDA_1652_PL_004 R3, JMDA_1652_35_001_R9, JMDA_1652_PL_003 R3, JMDA_1652_PL_002 R3, JMDA_1652_PL_002.1 R1, Heater Lamps Specification, Fixed Seating Artwork

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

- 4 No music shall be played on the premises in such a way as to be audible within any adjoining premises or residential occupiers or on the adjoining highway.

Reason: To safeguard the amenities of neighbouring occupiers and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017 and policy DH1 of the Hampstead Neighbourhood Plan 2018.

Informative(s):

- 1 Reasons for granting permission.

The proposals involve external alterations to the pub, which is both Grade II listed and located within the Hampstead Conservation Area.

To the front of the pub, festoon lighting is proposed within the external seating area which would be suspended on timber posts measuring approx. 2.2m high and offset from the main property. New brass lantern lights either side of the entrance doors are proposed on the front elevation. The new lighting is not considered to detract from the overall appearance of the property and the materials are considered appropriate in this context.

Replacement floodlights on the side elevation and on the external store to the rear of the site would be subordinate to the host building and would not detract from the overall appearance. They would replace existing non-original floodlights. The removal of the car park entrance gate is acceptable as it is not considered to be of historic significance. The general redecoration of the windows is considered acceptable and would not harm the character and appearance of the listed building nor the conservation area.

The proposal is considered to preserve the character and appearance of the conservation 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.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. A condition is attached stating that any music played in the external seating area must not be audible from nearby properties or the adjoining highway.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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 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, 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 (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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 2021.

You can find advice about your rights of appeal at:

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

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

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