

Application ref: 2023/4116/L  
Contact: Nick Baxter  
Tel: 020 7974 3442  
Email: Nick.Baxter@camden.gov.uk  
Date: 27 October 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Catherine Banfield  
296 Devonshire Road  
London  
SE23 3TH  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**389 Kentish Town Road  
London  
Camden  
NW5 2TJ**

Proposal:

Refurbishment to interiors of existing public house, inclusive of complete internal redecoration, new joinery works, removal of two non load bearing decorative structures within the rear ground floor trade space, works to customer WC's, minor works to ground floor and first floor bars, works to waitress stations/coffee station & kitchen pass and new lighting.

Drawing Nos: Location plan, 2303.01.00, 2303.04.00, 2303.03.01, 2303.02.01, 2303.08.00, 2303.07.00, 2303.06.00, 2303.05.00

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:

Location plan, 2303.01.00, 2303.04.00, 2303.03.01, 2303.02.01, 2303.08.00, 2303.07.00, 2303.06.00, 2303.05.00

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.

- 4 Notwithstanding the consented drawings, the embossed paper ceiling mentioned in the listing shall not be painted a dark colour.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 The site is a grade-II-listed pub of 1871.

The list description states: "Much of the original pub interior survives, such as the bar counter with pilasters and cornelled brackets, and the back bar with decorative glass, and cast-iron fluted columns with ornate composite capitals. The original plan form is also mainly readable, with the front public rooms divided by partition with Neo-Classical dressed arch, and a former billiard room to the rear. Also of interest is a strapwork embossed paper ceiling, wide arches with fluted pilasters, and Neo-Classical detailing around the arch (that to the rear alternating small medallions of bulls' heads with the vases), pedimented doorcases and hardwood vestibule, fruity grape detailing throughout, large skylight to rear and fireplace in front bar. To rear wall of main bar, a pair of wide arches, that to north with later bar extension now projecting from it, that to south with further pedimented double door into rear now used as a music venue, which has fewer features of interest."

"A fine Victorian pub in the Gin Palace tradition with exuberant internal and external detailing (including a bull and gate illustrating the historic name) and a well surviving quality pub interior."

The applicant wishes partly to panel and relight the former billiards room, demolish two non-original decorative structures, alter the upstairs bar, remove

plantation shutters, redecorate, install fitted furniture on a ledge by the non-original staircase, renovate the lavatories, and other minor internal works.

It is noted that the painted friezes mentioned in the list description will not be altered.

Given the cyclical nature of pub redesigns and the importance of the well-preserved embossed-paper ceiling, that is noted in the list description, it is a condition that the ceiling remain a pale colour. This both preserves its visual prominence and protects it from losing definition under the several layers of paint that would be required to change it from white to dark and then, in due course, back again to white.

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

The proposed works will not harm the special interest of the listed building.

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 positioned in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer