

Application ref: 2024/4291/L
Contact: John Nicholls
Tel: 020 7974 2843
Email: John.Nicholls@camden.gov.uk
Date: 6 November 2024

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

Catherine Banfield Ltd
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:
15 Pond Street
London
NW3 2PN

Proposal: New open sided structure with retractable roof, lighting and heating in rear garden. New black iron railings to low walls & new millboard decking to rear garden. Larger exit gate from garden to rear yard and adjustment to bin store.

Drawing Nos: Site location plan; 2406.101.00LBP; 2406.102.00LBP; 2406.103.01LBP; set of existing photos; Design and Access/Heritage Statement dated 28.08.2024 & Apex retractable roof Gala Compact manual

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 and documents: Site location plan; 2406.101.00LBP; 2406.102.00LBP; 2406.103.01LBP; set of existing photos; Design and

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

Informative(s):

1 Reasons for granting permission

The site is a Grade II listed pub located mid-terrace on the northern side of Pond Street almost directly opposite the vehicle entrance to the Royal free Hospital opposite. The pub dates from the 1860s and built as a public house and hotel. The site is located within the Hampstead Conservation Area.

The planning record shows that since being listed in 1974 the building has been the subject of a number of refurbishment schemes and the addition of a small extension but nevertheless retains the essential qualities and appearance of a 19th century public house.

The significance of the building includes its architectural design and materials, floorplan, townscape value and its evidential value as a mid-nineteenth-century public house. The Council has a statutory obligation to preserve or enhance the character and appearance of the conservation area, to which the subject site makes a strongly positive contribution.

The proposal covers the introduction of an open sided structure with retractable roof, lighting and heating in rear garden. The structure is self-contained and cannot be seen from the public highway. The impact on the significance of both the listed building and the conservation area is therefore minimal. The introduction of black iron railings to low walls & new millboard decking to the rear garden to enhance safety and facilitate mobility-impaired access is supported. A larger exit gate from the garden to the rear yard and adjustment to the bin store to enhance egress from the yard in the case of fire is also not opposed.

The Council's Conservation Officer has reviewed the proposal and has raised no objections. The application site's planning history has been taken into account when coming to this decision.

There are no amenity issues raised in relation to the proposals.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, and to the desirability of preserving and enhancing the character and appearance of the conservation area, under s. 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

- 2 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.

- 3 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).
- 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer