

Application ref: 2024/4290/L
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Catherine Banfield Ltd
296 Devonshire Road
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
15 Pond Street
London
NW3 2PN

Proposal:

Redecoration of front elevation. New black iron railings to low walls in front and rear gardens. New millboard decking to rear garden. Larger exit gate from garden to rear yard and adjustment to bin store. Alteration to finishes of existing roof to rear single storey building. Internal joinery works including; wall panelling, upper back fittings and new inner lobby doors. Complete refurbishment of customer WC's. General redecoration and refurbishment throughout.

Drawing Nos: Site location plan; 2406.01.00LBP; 2406.02.02LBP; 2406.03.02LBP; 2406.04.01LBP; 2406.05.01LBP; 2406.06.00LBP; 2406.07.01LBP & 2406.08.00LBP

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 location plan; 2406.01.00LBP; 2406.02.02LBP; 2406.03.02LBP; 2406.04.01LBP; 2406.05.01LBP; 2406.06.00LBP; 2406.07.01LBP & 2406.08.00LBP

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

- 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 Reasons for granting consent

The site relates to a public house located mid-terrace on the northern side of Pond Street. 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 proposal includes alterations to the front boundary, namely the installation of railings attached to the top of the existing front walls, the painting of the front elevation, the introduction of decking to level the rear yard to enable access for mobility-compromised patrons, the enlargement of an access door and gateways to facilitate improvements to egress in the case of fire and changes to the materials on the roof of the existing single storey rear extension, and several internal alterations to the ground and lower ground floor bar and seating areas.

The proposed works are not considered to impact unduly on the historic / architectural significance of the buildings as the work proposed are further alterations to previous changes that have taken place over the previous three decades. The railings to the front walls are a minor, sympathetically detailed addition and would infill existing open areas of a modest height between the existing wall pillars. The other changes to the rear of the building are also minor alterations and do not materially affect the character and appearance of the building.

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.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a faint, light-colored rectangular stamp or watermark.

Daniel Pope
Chief Planning Officer