

Application ref: 2024/4836/L
Contact: David McKinstry
Tel: 020 7974 1204
Email: David.McKinstry@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

RTSAN
58 De Lisle Road
Bournemouth
BH3 7NG
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**65 Gloucester Avenue
London
Camden
NW1 8JH**

Proposal:

Proposals 1. Removal of inner wall and nibs within previous kitchen extension to improve space operationally (LB Consent) 2. Adaption of existing UA toilet to make compliant (LB Consent) 3. Installation of external walk in cold room to part of external yard area with new door opening to previous kitchen extension (Planning and LB Consent) 4. Removal of small store in cellar to create additional kitchen prep space (LB Consent) 5. Repairs and part replacement of rotten sash windows (LB Consent)

Drawing Nos: Site location plan; Design, Access and Heritage Statement; Report No P24-378-R01; Drawings numbered 361-903; 361-902; 361-901; 361-505

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; Design, Access and Heritage Statement; Report No P24-378-R01; Drawings numbered 361-903; 361-902; 361-901; 361-505

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 The works hereby approved are those indicated on the approved drawings and therefore no consent is hereby granted for the removal of C19th joinery, plasterwork or other interior detailing, or C19th window glass, or of any other listed fabric beyond that indicated on the approved drawings.

Reason: For the avoidance of doubt and to safeguard the special architectural and historic interest of the heritage asset.

Informative(s):

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.

1 Site and Significance

The site is a purpose-built public house with accommodation over. Its significance includes its architectural design and materials, planform, evidential value as a mid-C19th public house, its townscape value and its positive contribution to the character and appearance of the Primrose Hill Conservation Area.

Proposed Works

Proposals 1. Removal of inner wall and nibs within previous kitchen extension to improve space operationally (LB Consent) 2. Adaption of existing UA toilet to make compliant (LB Consent) 3. Installation of external walk in cold room to part of external yard area with new door opening to previous kitchen extension (Planning and LB Consent) 4. Removal of small store in cellar to create additional kitchen prep space (LB Consent) 5. Repairs and part replacement of rotten sash windows (LB Consent)

Impact of Proposed Works on Significance

Removal of inner wall and nibs within previous kitchen extension to improve

space operationally (LB Consent) The inner walls of this space appear to date from the 1920s and are not part of the original construction of the public house. Although they have some significance as a part of the 1920s kitchen extension they are much altered and not readily appreciated as an historic part of the building due to being encased in a later extension. The nibs within the kitchen space are much concealed and so altered as to have almost no heritage value. The proposed removal of this fabric could be supported on the basis that it would clearly allow the better functioning of the kitchen space, which enables the public house to continue in its function as a food and beverage venue (the purpose for which it was originally built).

Adaption of existing UA toilet to make compliant (LB Consent) This is within a modern extension and there is no harm to any historic fabric character caused by this element of the proposals.

Installation of external walk in cold room to part of external yard area with new door opening to previous kitchen extension (Planning and LB Consent) There is no heritage harm caused by this part of the proposals given the location is within a small walled yard used as bin storage. The bin storage can continue to be screened from the street and the proposed cold store would have no public visibility either from the street or the public parts of the rear yard of the premises

Conversion of smaller function room to create additional toilets (LB Consent) The pre-application proposals sought to make the smaller function room the female lavatories which required a larger number of cubicles than a male lavatory in the same space might. The amended proposal seeks the conversion of the function room to a male lavatory which reduces the amount of subdivision and enables the retention of the small Victorian chimneypiece. The female lavatories can be expanded within the space occupied by the male lavatories in a part of the building which has lost any historic significance it may once have had. Ordinarily the alteration of a main room into a lavatory would not be likely to be acceptable. However, I have given consideration to a number of factors which would make the alteration acceptable. The existing provision of lavatories is clearly very limited for the extent of the public house. There is very little capacity for any other space to provide lavatories because the other potential spaces are either inaccessible to the public (beer cellars, residential etc) or of equal or greater importance to the small function room in terms of their spatial hierarchy and historic significance. The small function room appears to lend itself to reversible adaptation in the sense that its conversion to a lavatory would not require the removal of any historic fabric. There is an existing soil stack to which it can be connected and all of the historic joinery and internal detailing can be retained. The service runs etc do not result in historic floor structure being lost, that any new external pipework/vents are minimal or nil. The window will require some privacy measures and it is not likely that consent would be granted for alteration of the glazing to opaque. However a black-painted board on the lower sash or a muslin curtain or other non-invasive method of screening would not require listed building consent.

Removal of small store in cellar to create additional kitchen prep space (LB Consent) There is no harm to historic planform or fabric caused by this element of the proposals.

Repairs and part replacement of rotten sash windows (LB Consent) Like-for-like repair of this fabric is acceptable.

Section 72(1) of the Listed Buildings Act 1990 directs that "In the exercise of various functions under the Planning Acts in relation to land in conservation areas (including determination of planning applications) the Council is required to pay special attention to the desirability of preserving or enhancing the character and appearance of the Conservation Area." The works preserve the contribution which the site makes to the character and appearance of the Conservation Area.

Section 16(2) of the Listed Buildings Act 1990 (Planning (Listed Buildings and Conservation Areas) Act 1990) directs that "In considering whether to grant listed building consent for any works, the Council is required to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest, which it possesses." The works preserve the special architectural and historic interest of the listed building.

The site's planning history has been taken into account when making this decision

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (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 policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

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 positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer