

Application ref: 2025/0423/L
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Date: 5 March 2025

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London Borough of Camden
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Inventive Design Associates
57 Station Road
Cheadle Hulme
SK8 7AA

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

The Crown PH
43 Monmouth Street
London
WC2H 9EW

Proposal:

External alterations to frontage in connection with the display of replacement signage, including installation of 9 x white uplighter fittings on brackets (to replace existing uplighters). Internal refurbishment, including amendments to existing bar, decorations, new fixed seating & drinks shelf.

Drawing Nos: (24120-)OS, 101, 301D, 302, 303D; Drawings pack ref. 192615 Rev I (pages 1-9) dated 10/02/2025; Heritage (with Design & Access) Statement from Inventive Design Associates (ref. 02/24120/AR) dated 04/12/2024.

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: (24120-)OS, 101, 301D, 302, 303D; Drawings pack ref. 192615 Rev I (pages 1-9) dated 10/02/2025; Heritage (with Design & Access) Statement from Inventive Design Associates (ref. 02/24120/AR) dated 04/12/2024.

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.

Informative(s):

- 1 Reason for granting listed building consent:

The host building is a Grade II listed public house. Its significance includes its architectural design and materials, plan form, evidential value as a C19th public house and its townscape value, including its group value with other C19th buildings situated within the immediate area, some of which are also Grade II listed.

The principal consideration material to the determination of this application is the impact of the proposal on the Grade II listed building and its features of special architectural or historic interest.

The proposed external alterations involve the display of mainly replacement signage and installation of 9 x white light uplighter fittings on extended brackets to replace existing black coloured uplighters and brackets which have been present at the site for a considerable length of time. The replacement uplighters would be of similar size and positions to the existing lights, though with a white external surface colour to blend in more closely with the colour of the external facing material above ground floor level.

The refurbishment and cleaning of existing brass lanterns on the ground floor elevations, the repainting of the façades, patch and like-for-like repairs and general maintenance works to the exterior also shown on the submitted documents do not require listed building consent.

Overall, the external alterations would preserve and be in keeping with the existing character and appearance of the listed host building, streetscene and wider conservation area. Importantly, none of the proposed works would result in any harm or obscure any significant architectural or historic features of the Grade II listed host building, nor would they be detrimental to the settings of any nearby listed buildings.

Turning to the proposed internal works, it is firstly noted that listed building consent was granted for the internal refurbishment works on 24/01/2025 (ref. 2024/5420/L). These works are yet to be implemented and involve the refurbishment of existing furniture, new fully upholstered fixed seating, new pendant light fittings and dimmer pack, modifications to the front and back bar areas, installation of illuminated bottle steps, timber cladding, veneered shelving, and repairs to a high-level clock.

The submitted drawings for the current application include these alterations as well as some additional minor proposed internal changes to the bar area, such as the removal of a section of bar and glass rack located above the bar counter.

Overall, the proposed internal works would preserve the special architectural and historic interest of the listed building. The fabric to be removed is modern (circa. 1980s onwards). Where Victorian fabric is proposed to be altered, it would be done in such a way as to revert it closer to its original appearance so generally enhancing its significance. All remaining interior works involving general redecoration would not require listed building consent. The interior of the building contains Lincrusta friezes and ceilings which are considered to be of significance, however, they would remain unaffected by the proposed works of redecoration.

In summary, therefore, all alterations would be sympathetic to the Grade II listed host building and its features of special architectural or historic interest in terms of their design, size, location, colour, methods of fixing, materials and method of illumination. As such, the impact of the proposals would be limited and would not diminish the ability to understand or appreciate the significance of the listed host building, nor would they be detrimental to the settings of any other listed buildings situated within the wider locality.

The site's planning and appeal history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

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 2013.

As such, the proposed development is in general accordance with policy D2 of the Camden Local Plan 2017, the London Plan 2021 and the National Planning Policy Framework 2024.

- 2 For the avoidance of doubt, no consent is hereby granted for the removal of any section of historic embossed ("Lincrusta" type) wallpaper, ceiling paper or frieze paper.
- 3 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.

- 4 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).
- 5 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.
- 6 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