

Sally Arnold
Planning Potential Ltd
Magdalen House
148 Tooley Street
SE1 2TU

Application Ref: **2013/4878/L**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

16 July 2014

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
389 Kentish Town Road
London
NW5 2TJ

Proposal:

Demolition of existing derelict out-buildings plus extension and erection of single-storey extension at rear; internal and external alterations to existing building; including formation of new windows plus replacement windows and doors to front at ground floor level plus installation of extraction duct /plant to existing public house building (Use Class A4).

Drawing Nos: Location plan; 7747/301; 7747/302B; 7747/303; 7747/310 B; 7747/311 B; 7747/312; 7747/404 E, 7747/405 C, 7747/413J; 7747/414 J; 7747/415 C; 7747/417 B; Kitchen Extract details Rev 2; Noise Survey & Plant Noise Assessment, Reference 43319, 09/12/2013; Design & Access Statement.

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 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council prior to the commencement of the development:

- a) Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1 including corresponding floor plan and photos of the existing doors to be removed

- b) Plan, elevation and section drawings of the ladies and gentlemen's bathroom layout including details of surface mounted service runs and cubicles

- c) Plan, elevation and section drawings or samples of the new bar counter, over bar; shop front glazing and stallriser details

The relevant part of the works shall then be carried in accordance with the approved details

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies

- 5 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

a) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1 including corresponding floor plan and photos of the existing doors to be removed

b) Plan, elevation and section drawings of the new staircase at a scale of 1:10

c) Samples and manufacturer's details of all new facing materials. The samples shall include an on site sample panel of facing brickwork demonstrating the proposed colour, texture, face-bond and pointing.

d) Details of any works of alteration or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification

The relevant part of the works shall then be carried in accordance with the approved details

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies

Informative(s):

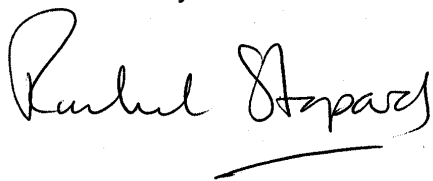
- 1 Reasons for granting listed building consent.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policy CS14 (Promoting high quality places and conserving our heritage); and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policy DP25 (Conserving Camden's heritage). For a more detailed understanding of the reasons for the granting of this listed building consent, please refer to the officer report.

You can find advice about your rights of appeal at:

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

Yours faithfully



Rachel Stopard
Director of Culture & Environment

