

Address:	389 Kentish Town Road London NW5 2TJ		1
Application Number:	2013/4816/P	Officer: Hugh Miller	
Ward:	Kentish Town		
Date Received:	30/07/2013		
Proposal: Erection of single-storey extension at rear ground floor level, including formation of new windows at rear ground floor level; installation of extraction duct at rear roof level, including air conditioning units at ground level north elevation to existing public house building (Use Class A4).			
Drawing Numbers: Location plan; 7747/301; 7747/302B; 7747/303; 7747/310 B; 7747/311 B; 7747/312; 7747/404 E, 7747/405 C, 7747/413 J; 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.			
RECOMMENDATION SUMMARY: Grant conditional planning permission			
Related Application?	Yes		2
Date of Application:	14/08/2013		
Application Number:	2013/4878/L		
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).			
as shown on drawing numbers: Location plan; 7747/301; 7747/302B; 7747/303; 7747/310 B; 7747/311 B; 7747/312; 7747/404 E, 7747/405 C, 7747/413 J; 7747/414 J; 7747/415 C; 7747/417 B; Kitchen Extract details Rev 2; Noise Survey & Plant Noise Assessment, Reference 43319, 09/12/2013.			
RECOMMENDATION SUMMARY: Grant conditional Listed building consent			
Applicant:		Agent:	
Young & Co's Brewery Riverside House 26 Osiers Road Wandsworth London SW18 1NH		Planning Potential Ltd Magdalen House 148 Tooley Street London SE1 2TU	

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace
Existing	A4	Drinking Establishments	500m ²
Proposed	A4	Drinking Establishments	529m ²

OFFICERS' REPORT

Reason for Referral to Committee: The Director of Culture of Environment has referred the application following Members Briefing Panel on 7 April 2014 (Clause ix).

1. SITE

- 1.1 A part 3-storey, part 2 and part single-storey building located on the west side of Kentish Town Road and located at the junction with Fortess Road and east of Highgate Road. The building lies north of the railway embankment and north of Kentish Town rail station and underground stations. The building is listed grade II. The upper floors form part of the main A4 public house use as ancillary residential accommodation.
- 1.2 The building lies within the northern tip of the designated Kentish Town Retail Centre. The building is not within a designated conservation area.

2. THE PROPOSAL

Original

- 2.1 A: 2013/4816/P – Erection of single-storey extension at rear ground floor level, including formation of new windows at rear ground floor level plus installation of extraction duct /plant to existing public house building (Use Class A4).
- 2.2 B: 2013/4878/L - 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).
- 2.3 A single-storey rear extension for back of house kitchen and storage purposes is proposed within an "L" shaped footprint and would measure approximately 52sqm. The proposed extension would replace both the dilapidated single-storey out-buildings also the smaller existing rear extension to the closet wing (totalling 23sqm), therefore the net increase of Class A4 floorspace is 29sqm.

Revision

- 2.4 The plant machinery added to the flat roof of the proposed single storey extension; including air conditioning units.
- 2.5 The re-location of the new WCs and new staircase to the first floor; reducing the openings between the bar and new main entrance and the inclusion of improvements to the shop front.

3. RELEVANT HISTORY

- 3.1 September 2010 – LBC Granted - New wooden flooring / skirting to ground floor drinking establishment (Class A4); ref. 2010/3734/L

2013/0705/P & 2013/0744/L – Withdrawn PA & LBC applications - Demolition of existing derelict out-buildings and construction of new extension; internal and external alterations to including formation of new windows to existing building (Use Class A4).

4. CONSULTATIONS

Conservation Area Advisory Committee

4.1 Kentish Town and Bartholomew CAAC – Objection

The English Heritage Listing description for the Bull and Gate pub states: “A mostly intact 1871 pub in the gin palace tradition, that possesses vibrant detailing throughout the interior and exterior...as well as good quality bar fittings.”

- a. Object to the removal of existing inner stained glass; an important feature of the pub as are the low level timber screens also threatened with removal.
- b. Concern about the removal of the solid overbar is one of the good features of the pub and very unusual and certainly original;
- c. All of these internal features significantly enhance the character and appearance of the interior of the pub and make a positive contribution to the interior of the pub and as such must be conserved. **See Officer Comments below** (*Leighton Road Neighbourhood Association*) which responds to the substantive objections).

Local Groups

4.2 Leighton Road Neighbourhood Association – Objection

- a. 10*. Formation of new window openings with lintels over new window frames. We object to the two- pane sash windows proposed on the Plan as they are out of keeping with the architecture of the pub. The windows into the dining area should have 8 to 12 panes.

Officer Comment: a] *The fenestration pattern of the proposed rear flank windows has been changed to 6 over 6 (12 panes) windows to satisfy objections.*

- b. 11*. Refurbishment of existing roof lights (in the bar area).
- c. We would object to any plan to repaint the garlands in different colours.

Officer Comment: *The application has not proposed to paint the garlands*

- d. 31*. Removal of the existing lobby: (see below).
- e. 32*. We object to the demolition of the part structural wall and a new steel lintel over. We consider that demolition of this wall will radically alter the interior of the pub, making it far more open and losing its identity as a Victorian public house.

Officer Comments: *The openings have been reduced. Only a double door opening is proposed in the location of the existing ladies toilet entrance door. The opening would not harm the layout and the works to remove the existing toilets from this location would improve the original layout of public house.*

- f. 33*. We object to the removal of the four existing screens, the two doors and the fruit motif plasterwork above them. Both doors and the four dividers need to be retained with their coloured glass, as these are essential for the fruit plasterwork which must be, and is, planned to be retained. This part of the bar area is as much part of the listing of the pub as is everything else in the pub.

Officer Comment: *One screen to the existing entrance is to be retained but re-glazed with clear glass. The other screens and doors are to be removed. These all appear most likely to be late 20th Century inserts which are not considered to be part of the building's special interest.*

- g. 34*. We object to the application to re-glaze the existing screen. All the coloured glass in the pub needs to be retained to maintain the atmosphere of this public house. **Officer Comment:** *Please see comment above*
- h. 35*. We object to the proposed removal of existing inner stained glass and low level timber screens from windows. See 34.
- i. 36*. We object to the proposed removal of the solid over-bar, which is one of the unique and best features of the pub and very unusual and certainly original. It must be retained as it is and the lettering painted on it also needs to be retained.

Officer Comment: *The over bar is also a late 20th Century insert which is not of good quality compared with the original bar it replaced. Details of the new overbar have been conditioned to ensure the detailing is appropriate.*

***NB.** *The numbers that prefix the concerns relate to the annotated numbers listed on the proposed plans.*

4.3 Inkerman Area Residents Association – Objection

- Concerned about changes to the High Street and the buildings that form a part of our neighbourhood. We have seen Caroline Hill representation dated 7.9.13 and we strongly agree with her points.

See Officer Comments above (*Leighton Road Neighbourhood Association*) which responds to the substantive objections).

4.4 Highgate Road Residents' Group – Objection

- a. Highgate Road Residents' Group objects strongly to the proposed internal alterations to the existing Grade II listed building. We are in complete accord with Kentish Town Neighbourhood Forum and Kentish Town Road Action (see below) on all the points they have raised about proposed alterations.
- b. Concern about the loss of the public house and impact of the proposed gastro pub; the proposed alterations are not in keeping either with the character or the architectural integrity of the pub.
- c. We therefore urge the planning department to reject these propositions and if officers do recommend approval, for the case to go before the Development

Committee. **See Officer Comments above** (*Leighton Road Neighbourhood Association*) which responds to the substantive objections).

- 4.5 Kentish Town Neighbourhood Forum and Kentish Town Road Action – Objection
- The concerns largely echoes the issues raised by Leighton Road Neighbourhood Association and others (above) with reference to the numbered alterations on the proposed ground floor plan.
 - Concern about noise disturbance from the external condensers on the roof of the function room; this is clear from the Noise Survey (2.3.2). **See Officer Comments above** (*Leighton Road Neighbourhood Association*) which responds to the substantive objections).

- 4.6 Kelly St Residents Association – Objection
- The concerns are identical to those noted above; issues related to the internal alterations and the impact on the listed building.
 - Concern about the revisions & fully support the points raised by objector at 48 Rochester Place. (**See Officer Comments above** (*Leighton Road Neighbourhood Association*) which responds to the substantive objections); See paras. 6.2-6.4 below).

4.7 **Adjoining Occupiers**

	Original	R1
<i>Number of letters sent</i>	9	20
<i>Total number of responses received</i>	14	3
<i>Number of electronic responses</i>	2	0
<i>Number in support</i>	2	0
<i>Number of objections</i>	5	3

The applications were advertised in the local press 29/08/2013, expired 19/09/2013. A Site Notice was also displayed on 23/08/2013 and expired on 13/09/2013.

- 4.8 Support/no objection (9 Montpelier Grove and 387 Kentish Town Road)
Subject to:
- The proposals not interfering with entry into the public bar or causing obstruction to the footpath
 - Noise being adequately controlled.

4.9 The following raised Objections to the proposal:

4Raglan Street
6 Raglan Street
16C Lawford Road

Summary of objections

- Concern about the addition of another gastro pub, the area already has more than enough, most of these are very over-priced.
- Concern about the loss of the music venue; many local musicians and artist love this venue as it's a thriving hot spot of Kentish Town.

- c. Concern about the demolition of the buildings as they are part of Kentish Town's small surviving Victorian buildings – too much modernisation.
- d. Concern about internal alterations in particular, the 'overbar, the coloured glass, the screens, decorative doors, steel lintel and decorated plasterwork'.
- e. Concern about the replacement window details; 2 pane sashes not acceptable. **See Officer Comments above** (*Leighton Road Neighbourhood Association*) which responds to the substantive objections).

4.10 Georgia Gould - Cllr Kentish Town - Objections

- a. Concern about the internal alterations; such as "...the bar counter with pilasters and corbelled brackets, and the back bar with decorative glass, and cast iron fluted columns with ornate composite capitals. The original plan form is also mainly readable, with the front public rooms divided by partition with Neo Classical dressed arch, and a former billiard room to the rear"
- b. Concerned that the changes proposed including the demolition of the wall, removal of the four screens, inner stained glass and the overbar threaten to cause harm to the special interest of the building.
- c. The Bull & Gate has been a famous and valued live music venue for 30 years. It therefore provides amenity to the local area and is a cultural asset. The proposed changes to the Bull & Gate including removal of the stage will prevent it being used as a live music venue thereby reducing the cultural character of the Kentish Town area.
- d. Concern that the proposal is not in keeping with DP25, DP15, Section 8 of the NPPF seeks to promote healthy communities. Paragraph 70 states: To deliver the social, recreational and cultural facilities and services the community needs.
- e. The London Plan (2011) includes pubs as part of the social infrastructure of a sustainable community.
- f. Concern about the loss of the music venue a facility valued by many in the local community. **See Officer Comments above** (*Leighton Road Neighbourhood Association*) which responds to the substantive objections).

4.11 Campaign for Real Ale's North London Branch - Objection

- a. Reference to listing description & raised concerns about impact of alterations. Supports the comments raised by Kentish Town Neighbourhood Forum chairwoman.

Officer Comment: *The extract ducting is situated at the rear of the building and does not affect any original features.*

4.12 48 Rochester Place: Objection

- a. Concern about loss of community floorspace, not in compliance with DP15
- b. Concern that no existing or proposed floor plans or section drawings of the cellar submitted,
- c. Concern about the extraction duct inside the function room; also proposed staircase,
- d. Concern about the loss of original features.
- e. Concern about emergency evacuation from the function room, also security.

Officer Comments -revisions: *In terms of loss of community use see "additional officer comments" below, paras. 6.2-6.4.*

The proposed works of alterations excludes the cellar, and relates solely to the ground, first and second floor levels. The revised plans included sections of the function room and plant.

The extract ducting is situated at the rear of the building and does not affect any original features. The remainder of the revisions including the staircase proposal addresses officers concerns and is considered acceptable.

The on-site security or emergency evacuation is a matter for the operators of the public house; and not material considerations relevant to the determination of the application.

The Council's Environmental Health Officer is satisfied that the proposed plant would comply with the Council's noise standards.

See Officer Comments above (Leighton Road Neighbourhood Association) which responds to the substantive objections).

Reconsultation for 14 days following revisions to some of the internal listed building proposals and other changes which introduced ventilation plant accompanied by a noise report

- 4.13 Summary of objections following Re-consultation – 3 written representations were received. 48 Rochester Place, Kelly Street Residents Association (KSRA) – Objection & Kentish Town Neighbourhood Forum – Objection

See Officer Comments above – 48 Rochester Place

5. **POLICIES**

5.1 **LDF Core Strategy and Development Policies**

CS4 (Areas of more limited change)

CS5 (Managing the impact of growth and development)

CS7 (Promoting Camden's centres and shops)

CS8 (Promoting Camden's economy)

CS10 (Supporting community facilities and services)

CS14 (Promoting high quality places and conserving heritage / conservation areas)

DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses)

DP15 (Community and leisure uses)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage / conservation areas)

DP26 (Managing the impact of development on occupiers and neighbours)

DP28 (Noise and vibration)

DP30 (Shopfronts)

5.2 **Supplementary Planning Policies**

Camden Planning Guidance (2011 / 2013)

CPG5: Town Centres, Retail & Employment

CPG6: Amenity

CPG1: Section 7 – Shopfronts

**London Plan 2011
National Planning Policy Framework 2012**

6. ASSESSMENT

6.1 The principal considerations material to the determination of this application are summarised as follows:

- Overview – Public House continued use
- Design
- Impact on the appearance of the fabric of the historic building
- Amenity

Overview – Public House continued use

6.2 The principal use of the now vacant host building, specifically its cellar and ground and 1st floors are as a Public House within Use Class A4. Under the previous pub tenant the function room at ground floor rear provided for ancillary live music performances. The renovation of the building into a “gastro pub” also falls under the same Use Class A4, therefore, no change of use would occur. As no loss of pub is proposed, the Council has no planning policy control over whether the live music performance, previously provided, is brought forward into the refurbished pub use. The potential loss of a live music function is therefore not a material consideration relevant to the determination of the application, and application of policy DP15 in this regard is not valid.

Design - External alterations

6.3 A single-storey rear extension for back of house kitchen and storage purposes is proposed within an “L” shaped footprint and would measure approximately 52sqm. It would abut the rear walls of the 2-storey closet wing of the host building and occupy part of the narrow footpath. The proposed extension would replace both the dilapidated single-storey out-buildings also the smaller existing rear extension to the closet wing (totalling 23sqm), therefore the net increase of Class A4 floorspace is 29sqm.

6.4 The extension would be 3.3m in height with combined felt, flat/pitched roof setting below reconstructed stone coping all would match the existing materials. It would be set approximately 2.2m below the closet wing that it abuts. In terms of design, scale and proportions, the extension would be subordinate to the host building; moreover, it would nestle between the existing rear buildings on the west side and be screened from long and short views from the public realm. A new opening would be formed by the removal of a section of the existing rear wall from the existing closet wing; including the reinstatement of a door on the north side. It is considered that the proposed extension would not affect the historic interest or fabric of the building whilst it would enable it to function more easily for long term use as a public house. The proposed extension is satisfactory and is in compliance with policies DP24 and DP25.

Shopfront

6.5 The shopfront façade of the public house currently contains inappropriate non-original stall riser tiles and plastic glazing in place of the curved glass. The left

entrance has been in-filled, which appears incomplete and not in-keeping with the otherwise attractive façade. At ground frontage level, the proposed works would create a new entrance to the left of the pub and reinstate the curved glass; new timber framed and glazed doors and matching stall riser would be added. It is considered that the frontage works would enhance the appearance and interest of the listed building.

Door window alterations- rear

- 6.6 At the rear, timber framed glazed window units are proposed as replacement of the unauthorised UPVC windows. New windows with reconstructed stone cills and soldier arches are also proposed in addition to a window replacing a single existing door on the west elevation. The new windows in terms of their design, scale and proportions and use of materials would harmonise with the appearance of the host building. Generally, the proposed external alterations at front and rear would be an improvement to the buildings historic fabric, interest and appearance.

Internal alterations/ ground floor level

- 6.7 Within the main bar the inappropriate later 20th century bar, over bar and stained glass would be removed and replaced. The entrance screens would also be removed.
- 6.8 The existing toilets (left-hand side) would be removed allowing the proposed new entrance to be formed. A new staircase would be added where one historically existed to allow public access to the upper floor function room, which was under used. It is considered that the works would retain and improve the entrance and provide the ability to appreciate the former passage which is currently blocked with the modern toilets. This would be an enhancement.
- 6.9 At the rear of the main bar lies the oldest part of the public house, which appears to be a traditionally laid out Georgian building comprising 2 rooms either side of the central staircase at ground floor level. This provided back of house office and accommodation for the former pub tenant. The proposed works to this area would result in one of the rooms being used as ladies toilets. This would affect the special qualities of the space including blocking of the original door openings and introduction of a new door adjacent to the fire place. However, as the toilets would be laid out to retain the form of the room and the new door would be designed to be largely unobtrusive, the proposed works are not considered to be unduly harmful. The proposed works are considered acceptable as part of the overall refurbishment benefits, subject to details of the new bathroom being secured by condition.
- 6.10 The room formerly used for music performances would be retained but reused as a dining room. The original doors to this area would have their historic glazing re-exposed and made good. New windows on the west side would be added as noted above without affecting the significance of the space and they are considered satisfactory.

First /Second floor levels

- 6.11 At first and second floor levels, the proposed works would improve the internal layout of the building. The first floor function room would be re-opened allowing the

public to view the qualities of the space internally. The second floor accommodation would be retained by rationalising the original form of the rooms.

- 6.12 Internally, the significant internal features would be retained and refurbished. In overall terms, the proposed works are considered to preserve as well as enhance the public house and for these reasons would comply with relevant policies, DP24; DP25.

Kitchen extraction duct

- 6.13 The issue of the proposed kitchen extraction ducting arose after the application was first submitted, with drawings only showing the duct location but excluding an acoustic noise report.
- 6.14 Four new air conditioning, cellar and refrigeration condensing units would be installed on the external walls at ground floor level within the yard to the north of the premises. A replacement extraction duct is proposed and it would be erected on the flat roof of the new rear extension and set below the roof parapet of the existing double-height storey closet wing. It would be located behind the raised parapet and would not be visible from the public realm because this section of the host building is enclosed by the neighbouring buildings at nos. 387 Kentish Town Road (south-east side) and 1a Highgate Road (north side); with rail track land at the rear. The proposed extraction duct would be located on the new extension and therefore would not have any detrimental impact on the appearance of the host building and is considered acceptable here.

Amenity

- 6.15 The rear garden space is semi-enclosed by taller buildings which are non-residential. The host building is largely semi-detached; with a single-storey structure on the south-east side where there is a narrow gap between the host building and no.387 Kentish Town Road. The proposed replacement rear extension in terms of its height and location is sufficiently low coupled with it being enclosed by the walls of the adjacent properties on the east and west sides would not cause any residential amenity harm.
- 6.16 The replacement and new windows on the west elevation are located opposite the blank flank walls of neighbouring buildings and therefore would not cause loss of privacy. Generally, the proposed extension would not have any negative impact on occupiers' amenity and the proposal is in compliance with policy DP26.

Plant equipment impact on neighbours

- 6.17 The closest noise sensitive receptors are located at houses approximately 25 metres to the north, and a number of flats above retail outlets 15 metres to the south. There are no self-contained flats above in the host building. At the rear, approximately 20m lies the mainline railway network. Whilst distance is not a complete barrier to noise disturbance from the proposed plant, it is considered that these distances would limit any impact on residential amenity. Moreover an acoustic report has been submitted, which includes noise measurements taken between the 3rd & 4th December 2013. In addition details of the pre-filtering system were submitted for assessment which were considered acceptable.

- 6.18 The Council's Environmental Health officer is satisfied that with the acoustic report and that the plant proposed will be in compliance with the Council's required standards. A pre-commissioning condition would be attached; in addition to the standard condition which will ensure that the local planning authority will have sufficient powers to take the necessary enforcement action if the plant is ever operated beyond the noise standards. The Council's Environmental Health officer has agreed the principle of a pre-filtering system that would reduce odour and smells from the host building, which forms part of the pre-commissioning condition.
- 6.19 In conclusion, it is considered that the installation of the plant equipment would not result in any significant material harm in terms of design and appearance to the host building. The submitted acoustic report and filtering information has demonstrated that there would be no harm to residential occupiers' amenities (noise disturbance cooking odour & smells) at nearby buildings and a condition is proposed to ensure noise levels remain within the Council's standards in the future.

7. **CONCLUSION**

- 7.1 It is considered that the proposed external and internal works of alterations and extension, including the installation of the kitchen extraction duct would not result in any significant demonstrable material harm in terms of design and appearance to the host building.

8. **LEGAL COMMENTS**

- 8.1 Members are referred to the note from the Legal Division at the start of the Agenda.

9 **RECOMMENDATION**

- 9.1 Recommendation: Grant conditional Planning permission and Listed building consent subject to conditions.

Conditions and Reasons **2013/4816/P**:

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 if in CA of the London Borough of Camden Local Development

Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans [Location plan; 7747/301; 7747/302B; 7747/303; 7747/310 B; 7747/311 B; 7747/312; 7747/404 E, 7747/405 B, 7747/413 H; 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.]

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

- 4 The approved ventilation and filtration equipment, shall be installed and be in full working order prior to the use of the new kitchen and thereafter be retained and maintained in accordance with the manufacturers' recommendations. In the event of no satisfactory ventilation plant and / or machinery being provided, no primary cooking shall take place on the premises.

Reason: To safeguard the amenities of the premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26, DP28 and DP12 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Once the plant machinery and kitchen extraction ducting has been installed and fully commissioned a noise survey pursuant to BS4142 shall be carried out to verify compliance with Noise Survey and Plant Noise Assessment by WSP dated 9th December 2013. A noise report shall be produced containing all raw data and showing how calculations have been made including all corrections and assumptions made. A copy of such report shall be submitted to the Local Planning Authority for its approval in writing.

Reason: To safeguard the amenities of the premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Noise levels from external plant shall at a point 1 metre external to sensitive facades be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the [adjoining] premises [and the area generally] in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies

DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 2 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

Conditions And Reasons **2013/4878/L**:

- 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

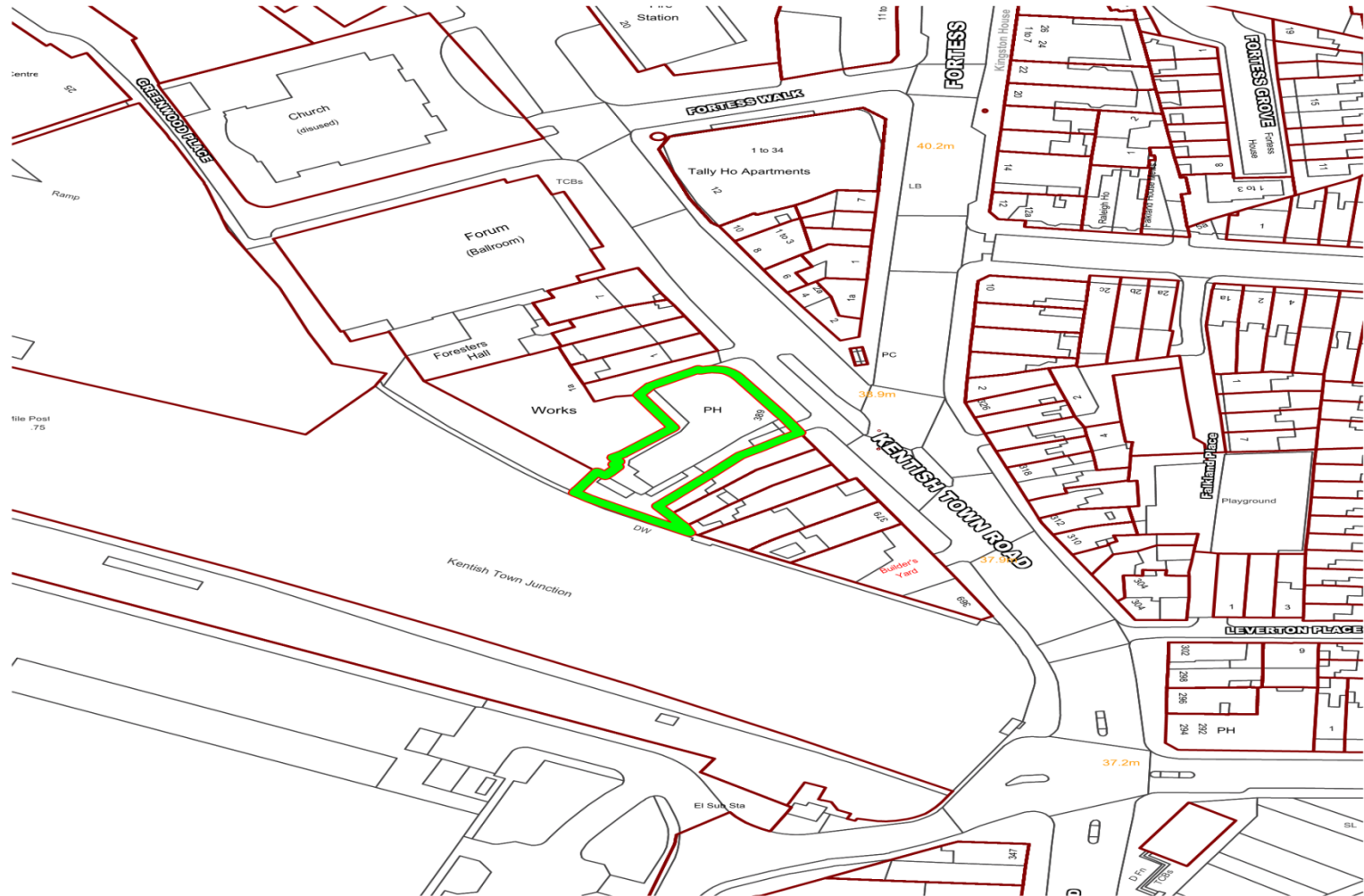
- c) Samples and manufacturer's details of all new facing materials. The samples shall include an on site sample panel of facing brickwork demonstrating the proposed colour, texture, face-bond and pointing.

- 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

389 Kentish Town Road - 2013/4816/P





GROUND FLOOR PLAN AS EXISTING



 = PARTS OF EXISTING BUILDINGS TO BE DEMOLISHED PRIOR TO REBUILDING

 = REFERENCES SHOWN ON PHOTOGRAPHS

 = REFERENCES SHOWN ON SCHEDULE OF WORKS



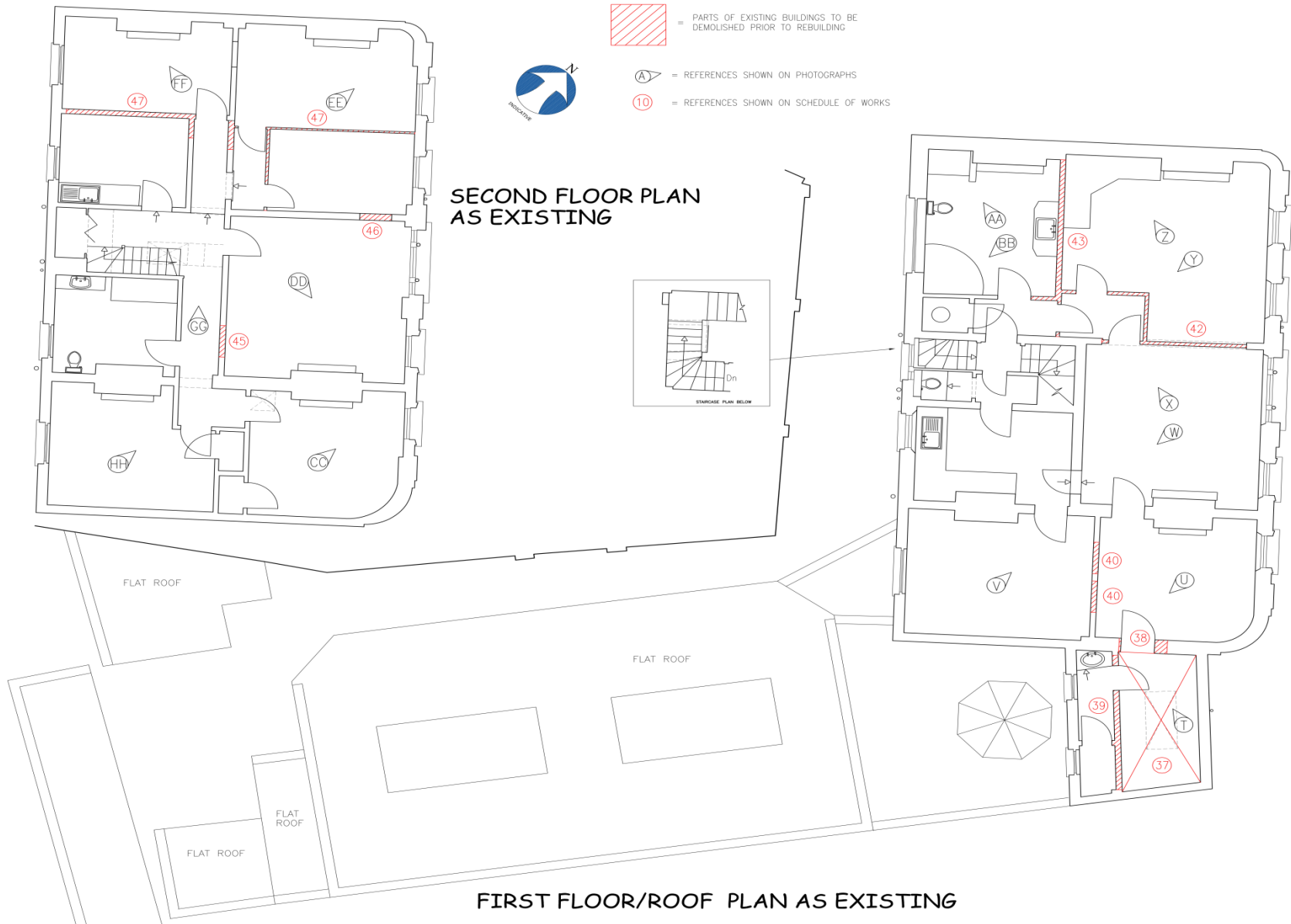
= PARTS OF EXISTING BUILDINGS TO BE DEMOLISHED PRIOR TO REBUILDING



= REFERENCES SHOWN ON PHOTOGRAPHS



= REFERENCES SHOWN ON SCHEDULE OF WORKS

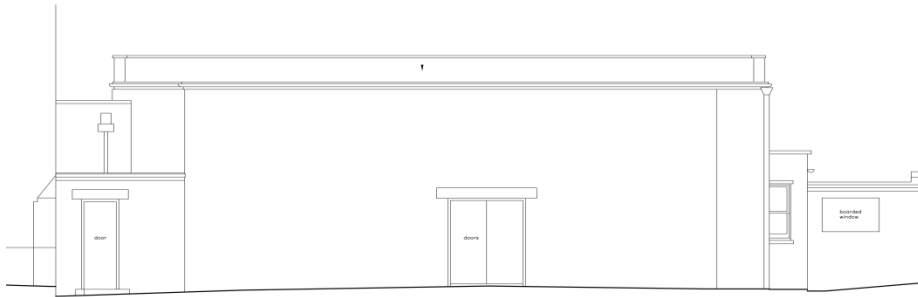
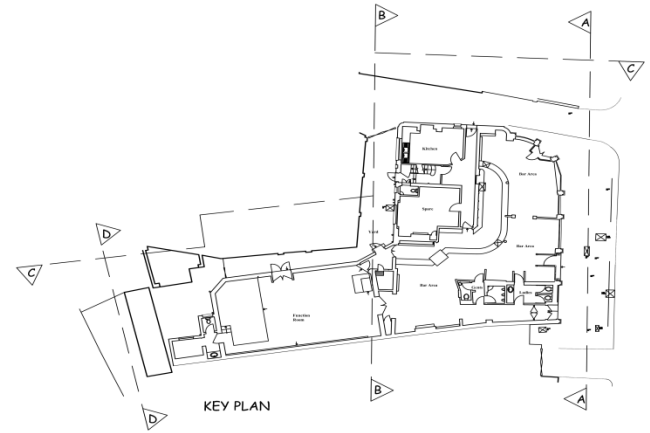


SECOND FLOOR PLAN AS EXISTING

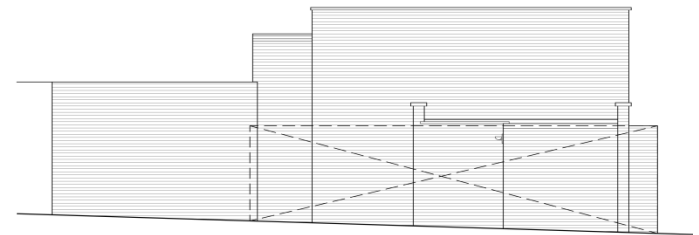
FIRST FLOOR/ROOF PLAN AS EXISTING



FRONT ELEVATION A - A



PART SIDE ELEVATION C - C



REAR ELEVATION D - D

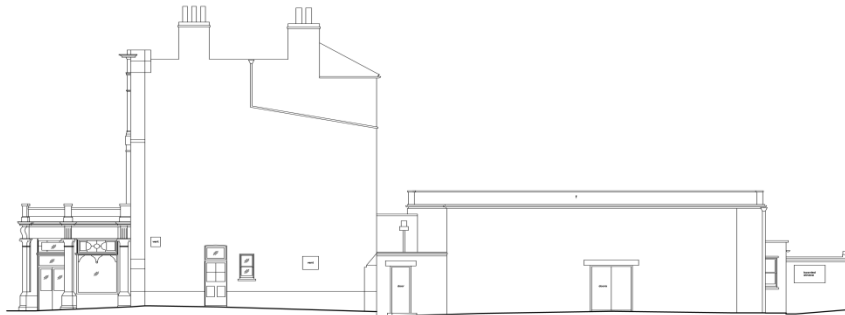
Existing Elevations & Sections



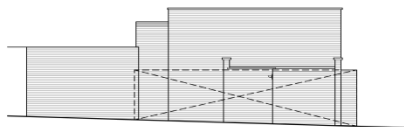
FRONT ELEVATION A - A



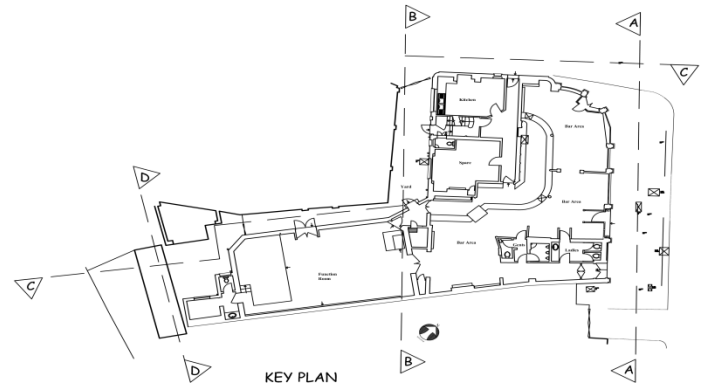
REAR ELEVATION B - B



SIDE ELEVATION C - C

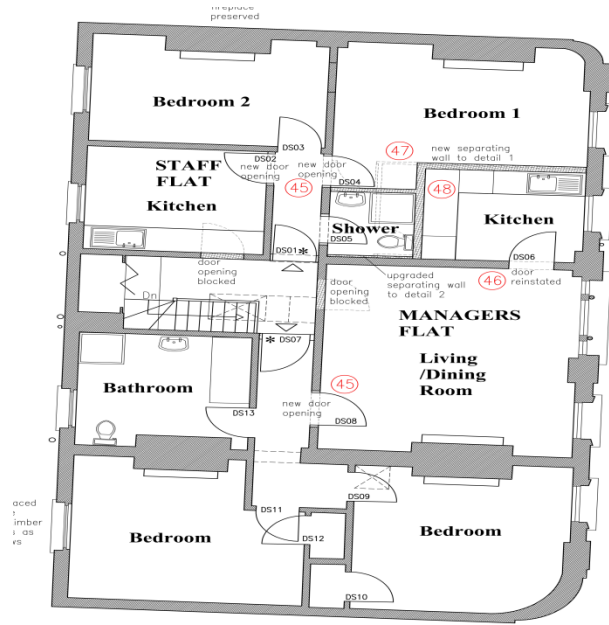


REAR ELEVATION D - D



KEY PLAN

Existing Elevations



FIRE DOORS
 * - FR30s fire door
 ** - FR60s fire door
 To be fitted with 25x38 fin, stops, intumescent strips and cold smoke seals to resist the passage of smoke and fire.
 To be fitted with overhead door self closers.
 [M] - magnetic hold-open, linked to Fire alarm
 Note: If Magnetic door locks used they must be linked to fire alarm system, so that if Fire alarm is activated or there is a power failure, doors will be released.
 [V] - vision panel in door
 All doors to have 100mm wall to hinge side unless otherwise stated, and 300mm to leading edge to allow easy opening for wheelchair users.

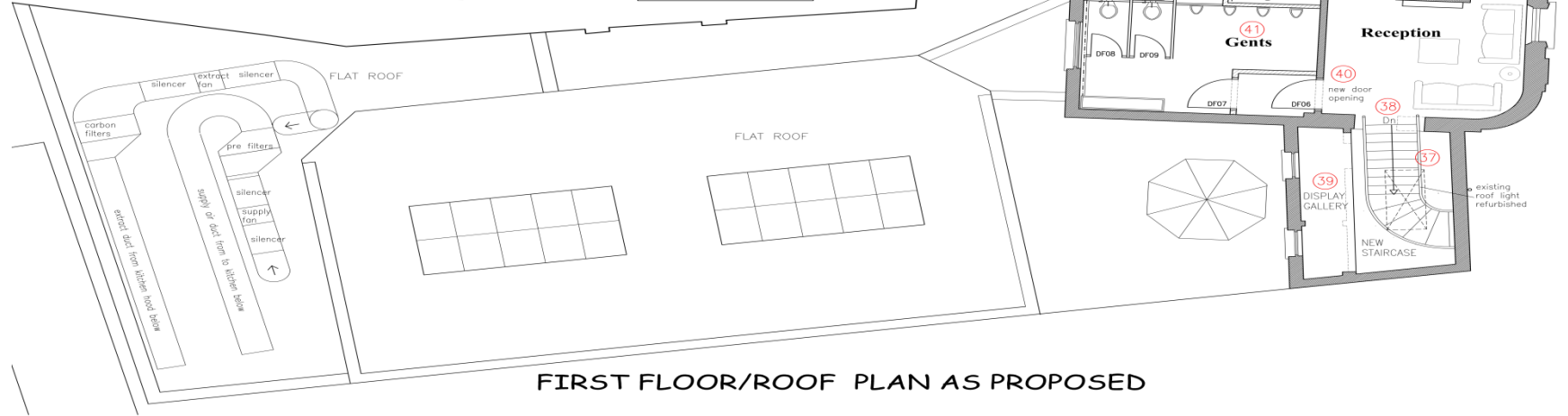
NOTE:-
 All Fire doors should have either a "Fire door Keep shut" Sign or "Fire Door Keep Locked" sign.

SECOND FLOOR PLAN AS PROPOSED

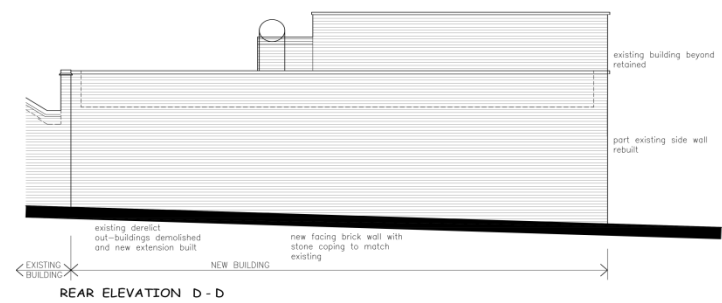
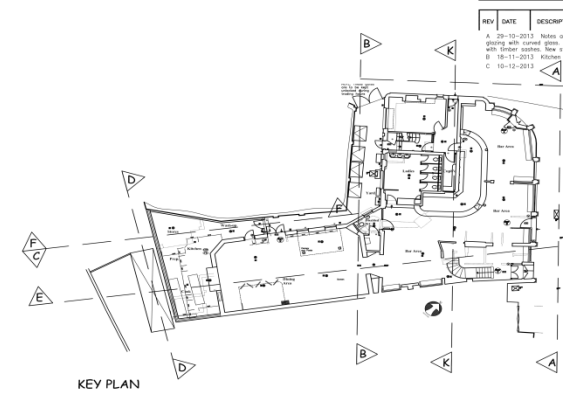
KITCHEN EXTRACT DETAILS
 2No. Pre-Filters
 2No. 600x600 Carbon blocks
 Dwell time 0.2 seconds
 Fan-TCBBX2 560g/a 78dBA
 2No. silencers 20
 DBA reduction 20dBA
 Extract air rate 2.8m³/PS

SUPPLY DETAILS
 2No. 600x600x50 Pre-filters
 Fan-TCBBX2/4-450 89dBA
 2No. silencers 20
 DBA reduction 20dBA
 Supply air rate 2.24m³/PS

Taken from National FM Drawing



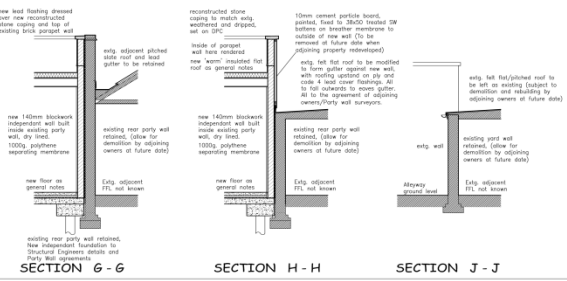
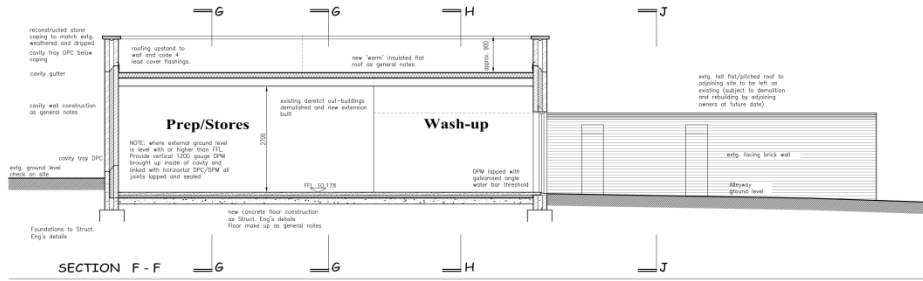
FIRST FLOOR/ROOF PLAN AS PROPOSED



L
 Architects •
 GREAT BUNDESGATE
 BUILDERS
 TEL: 01277 63206 FAX: 01277
 www.l

project
 The Bull and
 389 Kentish
 London, NW1
 client
 Young & Co.
 drawing title
 Proposed Elevation

drawing number
 7747-405
 scale 1:100 1/80 1/4
 prepared by
 checked by
 drawn by
 approved by



Proposed Elevations / Sections



low and stall
match existing

new wooden
glazed doors

existing recent tiled stall
risers to be overlayed with
new hardwood framed
stallriser to further details

existing recent
plastic glazing to
be replaced with
curved glass

FRONT ELEVATION A - A

Proposed Front



rear windows previously replaced in UPVC to be reinstated in timber framed sashes as original windows

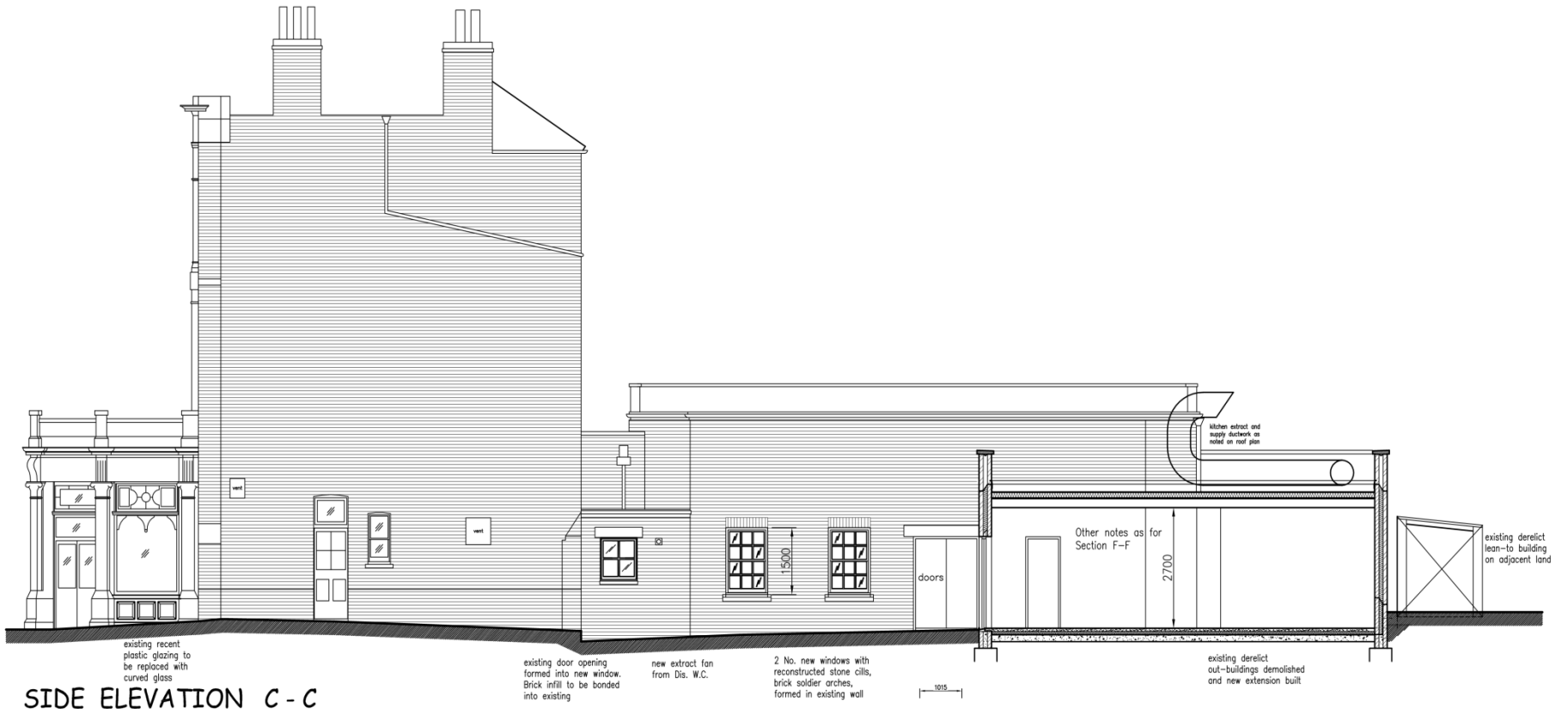
new extract fans from toilets

windows to toilets fixed shut

REAR ELEVATION B - B

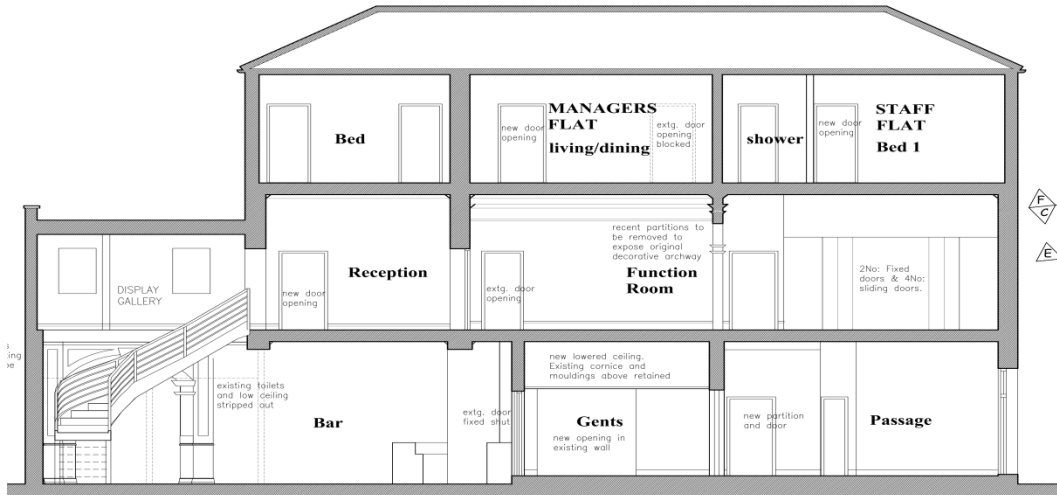
Datum 8.00m

Proposed rear elevation

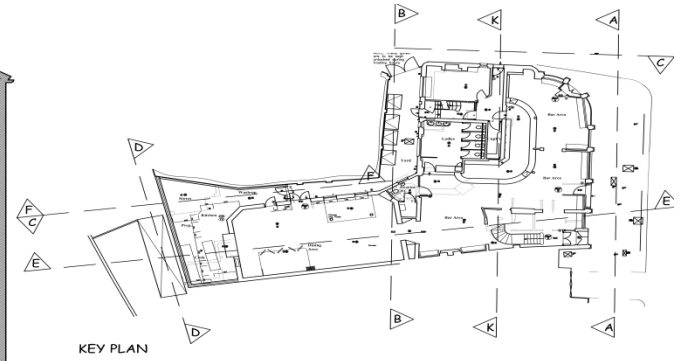


datum 8.50m

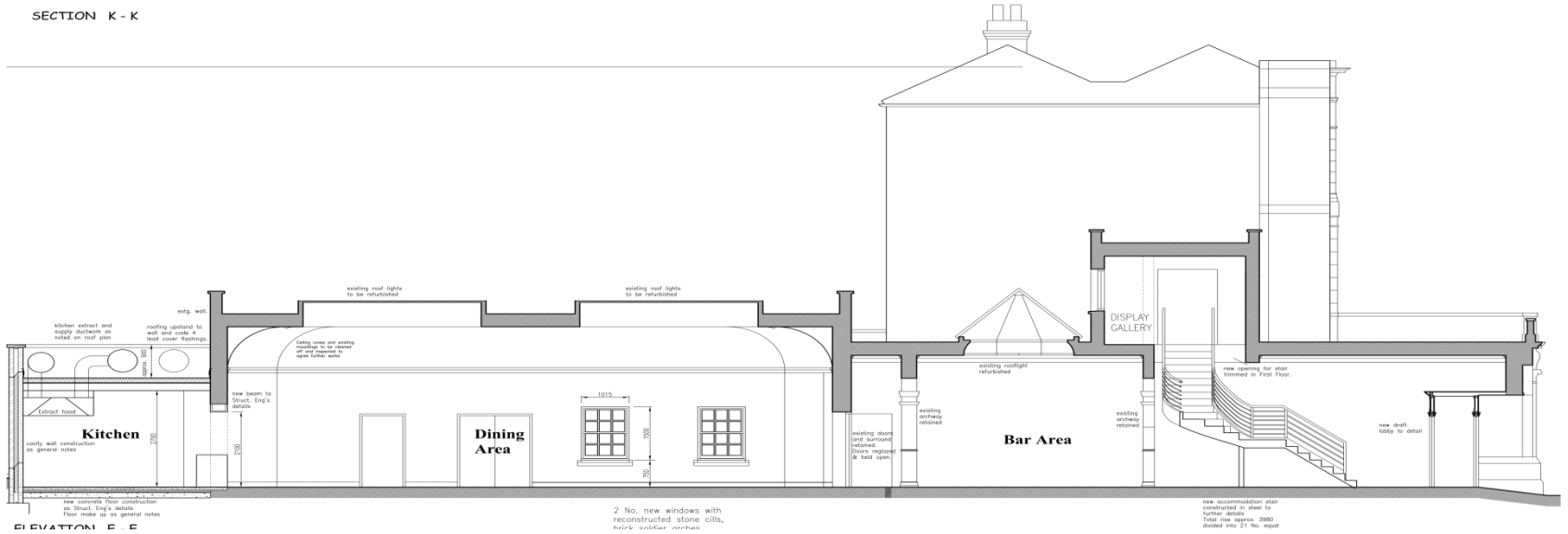
Proposed Side Elevation



SECTION K - K

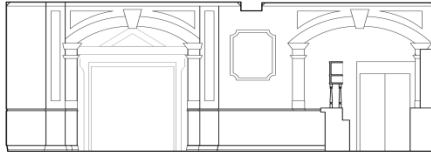


KEY PLAN

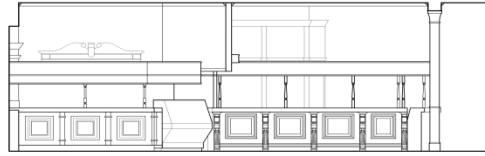


ELEVATION E - E

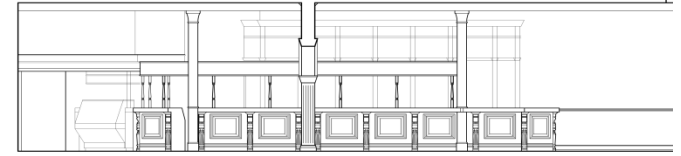
Proposed Sections



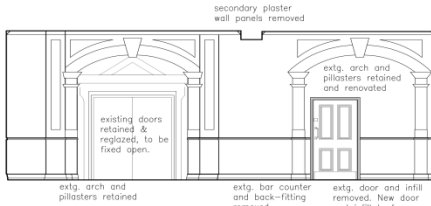
SECTION L - AS EXISTING



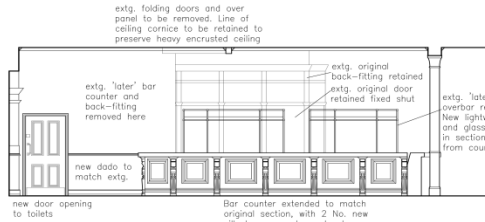
SECTION M - AS EXISTING



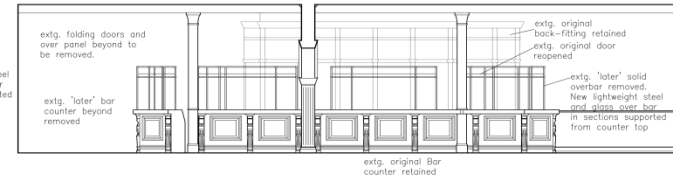
SECTION N - AS EXISTING



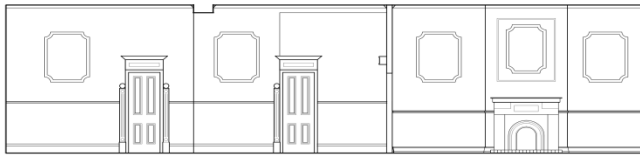
SECTION L - AS PROPOSED



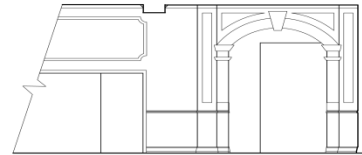
SECTION M - AS PROPOSED



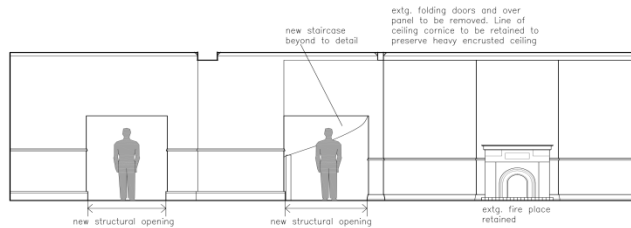
SECTION N - AS PROPOSED



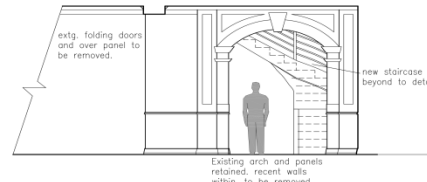
SECTION P - AS EXISTING



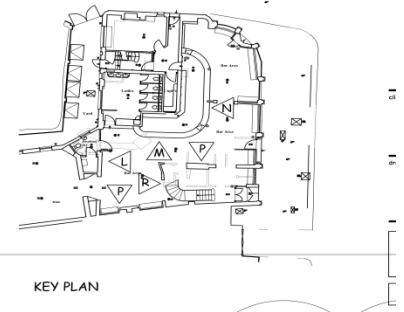
SECTION R - AS EXISTING



SECTION P - AS PROPOSED



SECTION R - AS PROPOSED



KEY PLAN

Existing & Proposed Internal Bar Elevation



Front



Dilapidated buildings at rear



Over Bar



Entrance Screens to W. C



Entrance Screens



Stained glass



Over Bar



Rear of pub

Closet wing



Rear of double height closet wing