

Mr Kenneth Bateman
LAP Architects
70 Laidon Road
Billericay
Essex
CM129LD

Application Ref: **2015/0568/L**
Please ask for: **Charles Rose**
Telephone: 020 7974 **1971**

24 March 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:
389 Kentish Town Road London NW5 2TJ

Proposal:
Amended details of Bar/ Served in relation to condition 4c of application 2013/4878/L dated 16/07/2014, for the 'demolition of existing derelict out-buildings 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.'

Drawing Nos: 7747/404J 423E; 7747/404J 424B.

The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Informative(s):

- 1 This application proposes a slight variation to condition 4c of original application 2013/4878/L, dated 16/07/2014. Condition 4c was first discharged as part of application reference 2014/5494/L. This application proposed exactly the same details as have been considered here except for the counter top which is now proposed to be of pewter.



The current counter is overlaid with a modern timber top. This counter top is poorly made and this lack of quality detracts from the character and appearance of the original bar. The proposed replacement would enhance the appearance of the counter compared with the existing. The pewter top would read as a modern insertion which would allow the original bar feature to be more easily recognised and appreciated. Metal counter tops are prevalent in public houses and would not appear out of character in this context.

The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, under s.66 of the 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 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. The proposed development also accords with policy 7.8 of the London Plan 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

- 2 You are advised that all conditions in relation to listed building consent (Ref: 2013/4878/L) granted on 16/07/14 which require the submission of details, have been discharged.

You can find advice about your rights of appeal at:

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

Yours faithfully



Ed Watson
Director of Culture & Environment