

Mr. Stephen Fish
Fish Associates
216 St. George's Road
Bolton
Greater Manchester
BL1 2PH

Application Ref: **2015/4955/P**
Please ask for: **Zenab Haji-Ismail**
Telephone: 020 7974 **3270**

7 December 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
The Constitution PH
42 St. Pancras Way
Lodon
NW1 0QT

Proposal:

Erection of a single storey rear extension accommodate toilets and BBQ, replacement of existing canopy roof to beer garden and the installation of kitchen ventilation extract to roof. Drawing Nos: OS Extract, 810/PL/01, 830/PL/02. Design and Access Statement, Heritage Statement.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 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 policies DP24 and DP25 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- OS Extract, 810/PL/01, 830/PL/02; Design and Access Statement, Heritage Statement.

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

Informative(s):

- 1 Reason for granting permission:

The relocation of the toilets to an external block to rationalise the internal space and the conversion of the first floor from ancillary office to a bar/restaurant would ensure the pub function remains a viable use which is welcomed.

The toilet block would be a single storey extension with glazed link and would not be visible from either the canal or the street and is subordinate to the main building. The replacement of the existing UPVC canopy by a retractable canopy is also appropriate in his context. The size, form and design of these structures and extensions are considered sympathetic to the appearance of the building and character of the Regent's Canal conservation area. The door leading to the pub garden would be widened to improve access which is welcomed.

The proposed extract ventilation hood located on the roof is discreet and will not harm the appearance of the building or amenity of neighbours and is considered acceptable.

The management of the pub and beer garden is to remain as existing and the additional features for a bbq and new canopy will not cause harm to the amenity to nearby residents.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area and Listed Building, under section 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with policies CS5 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP12, DP24, DP25 and DP29 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 2.18, 7.4, and 7.6 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 56 -66 of the National Planning Policy Framework.

- 2 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.
- 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).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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