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Fusion By Design
Rodley House
Coal Hill Lane
Leeds
LS13 1DJ

Application Ref: **2016/3253/L**
Please ask for: **Alfie Stroud**
Telephone: 020 7974 **2784**

19 September 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Public House and Premises
8-14 Eversholt Street
London
NW1 1DG

Proposal:
Internal refurbishments including erection of lobby.
Drawing Nos:
Site Location Plan;
3373-01, 3373-03 rev. A, 3373-09 rev. C;
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 The new timber lobby screens and all other new fabric shall be cut to scroll around decorative plaster cornices on the ceiling and around the bar-back, and shall otherwise be minimally fixed to existing fabric.

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 All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the [demolition and/construction] phase of the development hereby approved shall be required to meet Stage IIIB of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the [demolition and/construction] phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of policies CS5 (Managing the impact of growth and development) and CS16 (Improving Camden's health and wellbeing) of the London Borough of Camden Local Development Framework Core Strategy and policies DP32 (Air quality and Camden's Clear Zone) and DP22 (Promoting sustainable design and construction) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 Reason for granting Listed Building Consent:

The Royal George is a Grade-II listed pub with a flat over of 1939-40, designed by AE Sewell for Truman, Hanbury and Buxton. Its significance lies in the completeness and survival of its original design, including in fine marquetry panels and veneer finishes around the interior. The proposals would refurbish the pub and introduce a new decorative scheme, including the extension of an area of the central bar in new fabric to match the existing, the construction of draft lobbies, the adaptation of the bar back fitting, and the introduction of a brass foot rail.

The delicate balance which creates the period style of the interior will be sustained through these works, and has been the cause of careful negotiations with the applicant. Alterations to the interior make it difficult to distinguish original fabric from new. The present shape and arrangement of the bar itself is of limited significance, and will not be harmed by the retention and redecoration of existing wash-up and hoist facilities, nor by a small extension. New tiled finishes are part of a limited and coherent new decorative scheme, which will be restricted to adaptation of the retained upper bar back and upper reaches of modern walls around the bar. The foot rail and draft lobbies will sit over the floor and involve only limited fixing into historic fabric, not obscuring the significance of the (originally partitioned) interior. The refurbishment will not make any irreversible changes at the expense of historic fabric, and will not harm the special interest of the listed building.

Since the proposed works and an accompanying Advertisement Consent would slightly affect the pub's external appearance, the application was advertised by placement of press and site notices, and no comments were received. No objections have been 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 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.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

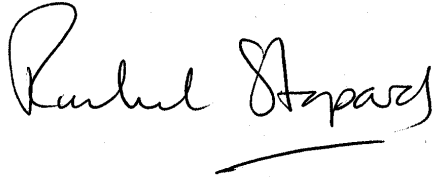
As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016, consolidated with amendments since 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

- 2 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.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard
Executive Director Supporting Communities