

Mr. Mark Fairhurst
Mark Fairhurst Limited
16 Winchester Walk
London
SE1 9AQ

Application Ref: **2016/3617/L**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

14 October 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
The Cock Tavern
23 Phoenix Road
London
NW1 1HB

Proposal:

Demolition of the modern single storey rear extension; a two storey rear extension; loft conversion with the construction of dormers; external improvements and associated internal alterations to the building in connection with the retention of the public house and function room (A4) and the creation of 5 residential units (C3).

Drawing Nos: (PL)101; 102 Rev E; 103 Rev F; 104 Rev D; 105 C; 106 Rev D; 107 Rev D; 108 Rev C; 109 Rev B; 110 Rev D; 115 Rev I; 116 Rev J; 117 Rev G; 120 Rev E; 121 Rev H; 130 Rev G; 131 Rev E; 132 Rev I; 133 Rev G; 200 Rev A; 202 Rev C; 203; 204; 205; 206; 207 Rev A, Lang and Fulton (Louvred Grilles Pressure Locked and Electrofused Products), 1321/MF/11a (Cover Letter) dated 06/05/2015, Planning Statement (ref: 0031) dated 03/03/2015, Sustainable Design and Construction Statement (ref: SDCS/PR/20151103) dated March 2015, Heritage Statement (ref: 0031) dated March 2015, Daylight and Sunlight Report (ref: 10472/Report/Cock Tavern/Daylight & Sunlight July 2014/ha) dated 04/07/2014), Noise Impact Assessment Report (ref: 11674.NIA.01 Rev B) dated 02/06/2015, Design & Access Statement Rev D dated October 2016, Repair & Renew Schedule Rev A dated October 2016 and Window Condition Survey Rev A dated



August 2016.

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 work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

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, samples of materials, manufacturer's brochure (as appropriate), in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Plan, elevation and section drawings of all new internal doors in the retained building at a scale of 1:10 with typical details (including glazing bars) at a scale of 1:1.

b) Plan, elevation and section drawings of all new external doors and louvres at a scale of 1:10 with typical details (including glazing bars) at a scale of 1:1 and including the proposed colour palette.

c) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical details (including glazing bars) at a scale of 1:1.

d) Notwithstanding the approved drawings and documents all existing windows that interface with the new extension must be retained, repaired/renewed and infilled (to one side) where not in use, and shown on plan, elevation and section drawings at a scale of 1:10 with typical details at a scale of 1:1.

e) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings.

f) Plan, elevation and section drawings of the new stair from second to third floor at a scale of 1:20 with details of handrail, balusters and newel post at minimum of 1:10.

g) A repair/renewal schedule and method statement for all external works including existing windows and doors (internal and external), render, stone copings, rustication and roof.

h) A repair/renewal schedule and method statement for shopfront including fascia, signage, doors, windows and ironmongery.

i) A repair/renewal schedule of works and method statement for all internal works to historic fabric and retained features and areas to the building including but not limited to the cellar, bars, steel columns, barrel drop, stairs and chimneys.

j) Samples and manufacturer's details (as appropriate) of all new and renewed facing materials (and to be retained on site during the course of the works).

k) Details of fire separation, compartmentalisation and noise insulation methods.

l) Details of all new and existing service runs for all new bathrooms and kitchens, demonstrating the relationship of new pipework with the structure of the building.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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 In addition to the above conditions, the following compliance conditions must be adhered to:

- All new partitions shall be scribed around existing mouldings.

- All historic floorboards shall be retained in situ. Where historic floorboards remain any new flooring shall be of a 'floating floor' construction method or shall be laid on top of the original floor in such a way that does not require damage to be caused to the historic floorboards.

- No new plumbing, pipes, soilstacks, flues, vents or ductwork shall be fixed on the external faces of the buildings unless shown on the drawings hereby approved.

- All new external rainwater goods and soil pipes on the visible elevations shall be

of cast iron and painted to match existing.

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 listed building consent.

The proposed two storey extension would match the footprint of the single storey element it would replace and retain its flat roof. It is considered to be physically and visually subordinate to the listed building and does not compete with it, allowing the host building to remain the central focus. Overall, it is considered to be acceptable in size, scale, height, massing and general design.

The proposed dormers would be zinc clad with painted casements. Their style, proportion and detailing match those on the adjacent listed building to ensure consistency of design. An Automatic Opening Vent (AOV) would be inserted flush with the roof slope and partly concealed by the parapet. The AOV would not significantly alter the character or appearance of the historic structure.

A Window Schedule and Repair and Renewal Schedule have been submitted as part of the application. The windows would be repaired where possible and replaced with matching single glazed windows where they are beyond repair. It is considered that these works would improve the appearance of the listed building.

The proposed internal works would retain key internal characteristics and features that contribute to the listed buildings significance and that are directly related to its historic public house use. The cellar has been retained as an ancillary space associated with the pub use; the building would largely retain its plan form with modern divisions being removed; where changes are proposed to create new rooms a balanced approach has been sought to ensure the original plan is still read and original chimney breasts and spine walls have been kept. The development of the roof space and new stair between the second and third floors is considered a modern intervention that does not affect the listed buildings significance.

It is considered that the proposed alterations to the grade II listed building would not adversely affect its special architectural or historic interest, thereby sustaining the significance of this designated heritage asset, and would not be harmful to the character and appearance of the surrounding area.

The site's planning history and relevant appeals have been taken into account when coming to this decision. No representations were received as a result of consultation.

Special regard has been attached to the desirability of preserving the listed building

and its features of special architectural or historic interest, under s.16 of the Planning (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 the London Plan 2016 and the National Planning Policy Framework.

- 2 No new security alarms, floodlighting, security lighting, video cameras, satellite dish or other appurtenances shall be fixed on the external faces of the buildings.

No new air bricks, grilles or vents shall be installed or fixed on the external faces of the building.

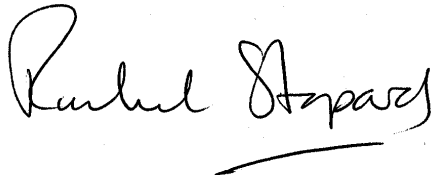
No permission is hereby granted for any floor strengthening.

No permission is hereby granted for any structural works to the listed building including but not limited to: underpinning, insertion of new steel beams, columns, lintels, any other structural reinforcement or pouring of concrete.

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.

Rachel Stopard
Executive Director Supporting Communities