

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

Application Ref: **2016/3399/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

14 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

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

Proposal: Internal alterations, replacement windows, inclusion of an automatic opening vent and relocation of skylight to planning permission granted under reference 2015/1496/P dated 06/04/2016 for: retention of public house (A4); change of use to upper floors and a loft conversion to create 5 self-contained residential (C3) units; two storey rear extension, dormers and other external improvements to the building.

Drawing Nos: Approved plans: (PL)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; 206; 207 Rev A, 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.

Superseded plans: (PL)115 Rev G; 116 Rev H; 117 Rev F; 120 Rev C; 121 Rev E; 130 Rev E; 131 Rev C; 132 Rev G; 133 Rev E and Design and Access Statement Rev B dated May 2015.



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

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no.2 of planning permission 2015/1496/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans: (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.

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

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

Informative(s):

- 1 Reason for granting permission

The full impact of the proposed development has already been assessed by virtue of the previous approval granted on 06/04/2016 under reference number 2015/1496/P. In the context of the permitted scheme, it is considered that the amendments would not have a material effect on the approved development. It is noted that the works would require listed building consent which has been submitted under 2016/3617/L.

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 are non-material as the appearance of the building would not be materially changed.

A rooflight would be attached to the new two storey rear extension. It would be concealed behind the parapet making it a non-material amendment to the approved addition.

An Automatic Opening Vent (AOV) would be inserted flush with the roof slope and partly concealed by the parapet. In the context of the scheme, which includes a number of alterations to the roof with the inclusion of several dormers, it is not considered that the AOV would constitute a material change.

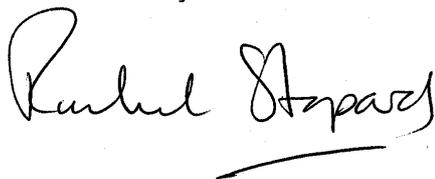
Minor alterations are proposed to the door and window on the ground floor rear elevation of the two storey extension.

No additional amenity impacts for surrounding occupiers would be experienced and they would not be prejudiced by not being formally consulted on the alterations.

- 2 You are advised that this decision relates to internal and external alterations as specified in the approved drawings and shall only be read in the context of the substantive permission granted on 06/04/2016 under reference number 2015/1496/P and is bound by all the conditions attached to that permission.

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.

Yours faithfully

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

Rachel Stopard
Executive Director Supporting Communities

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