

Joe Sampson  
Sampson Associates  
J407 The Biscuit Factory  
Tower Bridge Business Complex  
100 Clements Road  
London SE16 4DG

Application Ref: **2016/5422/L**  
Please ask for: **Rachael Parry**  
Telephone: 020 7974 **1443**

31 October 2016

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**292-294 Kentish Town Road**  
**London**  
**NW5 2TG**

Proposal:  
New timber entrance lobby with doors, new upper back fitting to lower bar, reposition existing timber and glazed screen and insertion of new timber and glazed screen (retrospective)

Drawing Nos:  
Location Plan  
2726.07.03 Proposed Ground Floor Plan  
2726.01.02 Existing Ground Floor Plan  
Heritage Statement dated 04.10.16 by Sampson Associates  
Design and Access Statement dated 03.10.16 by Sampson Associates  
2726.14.04 Proposed Bar & Back fitting Details  
2726.13.01 Proposed Lobby & Screen Details

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 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.

- 3 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.

Informative(s):

- 1 Reasons for granting listed building consent:

The site is a grade II listed pub which sits on the corner with Kentish Town Road and Leighton Road and constructed 1898 in the French Chateau style by Thorpe and Furniss of red brick and stucco under slate roofs. Internally highly decorative plasterwork finish the ceilings and original mahogany fittings, French embossed and cut glass and mirrors remain.

This application seeks retrospective approval for refurbishment works and involve the addition of a glazed screen lobby with new timber doors to the main entrance, installation of a new back bar, relocation of existing timber screen and the installation a new timber screen; all at ground floor level.

The completed works have been assessed on site and are seen to have been designed to complement the existing design and materials and therefore considered to preserve the appearance, and enhance the special interest of the grade II listed building.

No public consultation was necessary for this approval of details application. 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 and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

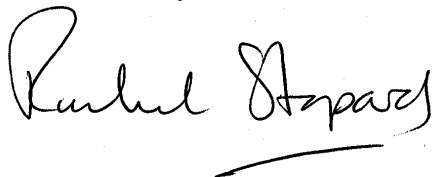
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London Plan 2016, and paragraphs 14, 17, 56-68 and 126-141 of the National Planning Policy Framework.

- 2 You are advised that any further works to this listed building will require submission of an application for listed building consent prior to works being completed. Works found to be completed without consent is a criminal offence and would be subject to Enforcement action.
- 3 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.

Rachel Stopard  
Executive Director Supporting Communities