

Mark Fairhurst  
Mark Fairhurst Limited  
48a Union Street  
London  
SE1 1TD

Application Ref: **2016/3394/P**  
Please ask for: **Jonathan McClue**  
Telephone: 020 7974 **4908**

29 December 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

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

#### Proposal:

Details and samples (of render and zinc only) to partially discharge condition 4 and sound insulation details in relation to condition 7 of 2015/1496/P dated 06/04/2016 (as amended by 2016/3399/P dated 14/10/2016) 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: PL207 Rev A; WD108 Rev B; WD109; WD110 Rev D; WD111 Rev B; WD112 Rev D; WD113 Rev B; WD114 Rev D; WD115 Rev C; WD116 Rev D; WD117 Rev A; WD118 Rev A; WD120 Rev C; WD121 Rev C; WD130 Rev A; WD131 Rev A; WD132 Rev B; WD133 Rev C; WD200 Rev B; WD201 Rev B; WD202 Rev B; WD203 Rev C; WD204 Rev A; WD210 Rev A; WD211 Rev A; WD250 Rev C; WD270 Rev B; WD271 Rev A; WD272-5; WD300 Rev A; WD301 Rev A; WD305 Rev A; WD306 Rev A; WD307 Rev A; WD308 Rev A; WD350; WD370; WD371; WD372; Z[--]001 Rev A; Z[--]002 Rev A; T[0]002 Rev C; T[0]00 Rev E; T[0]004 Rev E; T[0]005 Rev E; Repairs & Renewal Schedule Rev A and email dated 01/07/2016 from Mark Fairhurst.

The Council has considered your application and decided to grant approval of details.



Informative(s):

1 Reasons for approving the details.

Detailed drawings and samples of materials have been submitted to discharge condition 4 of 2015/1496/P. The condition requires details prior to the relevant part of works and is made up of parts a-l. The Council's Conservation and Heritage Officer has assessed the details submitted and recommends that the relevant parts are discharged save for part j (facing materials) which is to be partially discharged. A brief assessment of each part is outlined below.

Condition 7 requires sound insulation measures for the residential units. Both the Council's Heritage and Environmental Health Officers are satisfied with the details submitted.

Assessment of condition 4:

A and B - The details provided are of a sufficient and appropriate nature in terms of profiles, materials and finishes to be approved.

C and E - The details are appropriate both as replacements for the host building and as a good match for the replacement sash windows in the adjacent grade II listed housing block.

D - There is no objection to the repairs and replacement proposed with like to like replacements as necessary as per the submitted schedule.

F - The details submitted of the new stair are both sufficient and appropriate in terms of construction method, materials and finishes.

G, H and I - A full schedule has been submitted which is sufficient to clear this element of the condition.

J - The submitted details of render and zinc are acceptable. All other external facing materials remain outstanding.

K - Details have been submitted of floor and plasterboard partition details which give details relating to these requirements. These are acceptable.

L - The design of the service layout/routes and how they integrate with the listed building are acceptable.

As such, the proposed details are 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.

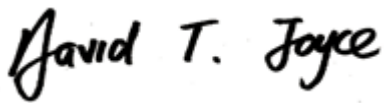
- 2 You are reminded that condition 4j (external facing materials) of planning permission 2015/1496/P granted on 06/04/2016 is outstanding and requires details to be submitted and approved.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Executive Director Supporting Communities