

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

Application Ref: **2016/3481/L**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

29 December 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) 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 of 2016/3617/L 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 01/072016 from Mark Fairhurst.



The Council has considered your application and decided to grant Approval of Details (Listed Building).

Informative(s):

1 Reasons for approving the details.

Detailed drawings and samples of materials have been submitted to discharge condition 4 of 2016/3617/L. 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:

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.

Overall, the submitted details are considered to preserve the building's special architectural and historic interest. 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 proposed details are in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and

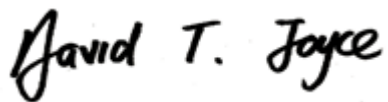
policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are reminded that condition 4j (external facing materials) of planning permission 2016/3617/L granted on 14/10/2016 is outstanding and requires details to be submitted and approved.

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