

Mr Peter Lang
Mervyn Brown Associates Ltd.
F180 RIVERSIDE BUSINESS
CENTRE HALDANE PLACE
LONDON SW18 4UQ UK

Application Ref: **2016/7147/L**
Please ask for: **Nick Baxter**
Telephone: 020 7974 **3442**

28 February 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Roebuck PH
15 Pond Street
London
NW3 2PN

Proposal:

Installation of dumb waiter from ground floor to first floor including removal of staff shower room to accommodate dumb waiter. Installation of 2No. low level screens to bar area. Removal of 2No. decorative timber columns and overbar to ground floor servery. New floor boards laid over existing boards to ground floor front bar. Part demolition of existing first floor wall to form open plan trade kitchen. Erection of new wall/door to first floor corridor to form double fire door protection from trade kitchen.

Drawing Nos: Heritage statement (excluding references to bar removal and floor alterations), design and access statement, 1657/501 (1f floor structure), 1657/03A (gf propo), 1657/04 (1f propo), 1657/02 (1f exist), photos in ceiling void, OS map, 1657/01A (gf exist), 1657/05 (1f propo elevs)

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.

Informative(s):

- 1 Reasons for granting listed building consent:

The site is a grade-II-listed public house of the 1860s.

The applicant wishes to install a dumb waiter between the ground and first floor, room dividers on the ground floor and an additional fire door on the first floor.

A proposal to overboard the historic floorboards has been removed, following officer advice, and the floor will now be repaired. A proposal to remove the timber overstructure above the bar has also been removed.

The new dumb waiter will cause minimal loss of fabric while blending in with various other columns throughout the pub, and the low-level room dividers will not diminish its plan form.

The proposed works will not harm the special interest of the grade-II-listed building.

Although no public consultation was necessary for this application, one comment was received regarding cooking smells. However, no alterations are proposed to the extraction equipment and this is not a listed building issue.

The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, 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, policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies, and policies D1 and D2 of the emerging London Borough of Camden Local Plan. The proposed development also accords with policy 7.8 of the London Plan 2016 consolidated with amendments since 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, 5 Pancras Square, London N1C 4AG (tel: 020-7974 6941).
- 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



David Joyce
Executive Director Supporting Communities