

Mark Fairhurst Limited  
48a Union Street  
London  
SE1 1TD

Application Ref: **2017/2948/P**  
Please ask for: **Jonathan McClue**  
Telephone: 020 7974 **4908**

27 June 2017

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: Reinstatement of the party wall to the north east single storey elevation up to 2 metres in height; relocation of the residential refuse and recycling bins adjacent to the residential entrance on Chalton Street; relocation of the commercial refuse bins to the existing location on Phoenix Road; inclusion of an automatic opening vent and relocation of skylight (approved under 2016/3399/P) and alteration to fenestration granted under planning permission reference 2015/1496/P dated 06/04/2016 (as varied 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:

Approved plans: (PL)101 Rev A; 115 Rev K; 116 Rev L; 117 Rev H; 121 Rev J; 132 Rev K; 133 Rev I, Design & Access Statement Rev E dated May 2017 and Heritage Statement dated May 2017.

Superseded plans: (PL)115 Rev G; 116 Rev H; 117 Rev F; 121 Rev E; 132 Rev G; 133 Rev E and Design and Access Statement Rev B dated May 2015.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 Rev A; 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 K; 116 Rev L; 117 Rev H; 120 Rev E; 121 Rev J; 130 Rev G; 131 Rev E; 132 Rev K; 133 Rev I; 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 E dated May 2017, 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 proposals would not require listed building consent as the proposed works would not affect the building's character as a building of architectural and historic interest. The works are mainly to the proposed two storey rear extension, which is new build, and are in line with the proposals consented under 2015/1864/L and 2016/3617/L.

The main amendment to the original permission is the reinstatement of the party wall between the property and Walker House. This has been agreed by the respective parties and has resulted in the two storey rear extension being setback slightly. As the party wall is being reinstated as existing and the rear extension is being setback (i.e. reduced in size) by 220mm, these changes are considered minor in nature.

Due to the above external changes, the refuse and recycling, cycle storage and plant room have all been relocated internally. These elements would all remain in the new extension and are considered to be non-material. Minor elevational changes to the two-storey extension have resulted due to the reinstatement of the party wall. The rear facing windows and louvred panels are reduced in size and minor alterations are proposed to the louvred doors on the side (north west) elevation.

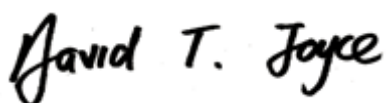
As per the non-material amendment and listed buildings applications (2016/3399/P and 2016/3617/L) approved on 14/10/2016, a rooflight would be attached to the new two storey rear extension. It would be concealed behind the parapet making it a non-material amendment to the approved addition. Furthermore, 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.

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



David Joyce  
Director of Regeneration and Planning

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