

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

Application Ref: **2017/5270/L**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

11 December 2017

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 Aluminium Louvre Panels only) to partially discharge condition 4(j) of 2015/1496/P dated 06/04/2016 and 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: Alps Ltd Universal Louvre Shallow Horizontal Type 1UL/SH PPC RAL 7003; N.B.S. FORMAT SPECIFICATION - 1UL/SH; Cover Letter (ref: 1205/MF/11a) dated 20/09/2017.

The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Informative(s):



1 Reasons for approving the details.

Technical specifications, detailed drawings and a physical sample of an aluminium louvre panel have been submitted to partially discharge condition 4j (facing materials) of 2015/1496/P and 2016/3617/L.

The remainder of the external materials under condition 4j (including the render and zinc) have been discharged under 2016/3394/P and 2016/3481/L (both dated 29/12/2016).

The sample provided is manufactured by a market leader in aluminium louvres and is of high quality. The submitted specification sheet indicates the profile section and a detailed drawing has been included to show how the panel would fit in with the surrounds.

The Council's Conservation and Heritage Officer has assessed the details submitted and recommends that the details 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.

One comment was received regarding affordable housing, which is not relevant to the approval of details application as it is only assessing the quality of the external materials. The site's planning history has been taken into account in making this decision.

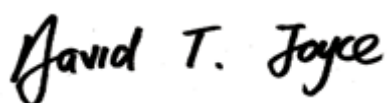
As such, the proposed details are in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are advised that all conditions relating to planning permission 2015/1496/P granted on 06/04/2016 and listed building consent 2016/3617/L granted on 14/10/2016 which need details to be submitted, have been approved.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce

Director of Regeneration and Planning