

Application ref: 2018/4004/L
Contact: Matthias Gentet
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Date: 10 October 2018

Development Management
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Tibbatts Design Limited
161 Warstone Lane
BIRMINGHAM
B18 6NN

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**137 Drummond Street
London
NW1 2HL**

Proposal: Repainting of ground floor façade to listed pub.

Drawing Nos: Revised Design and Access Statement (27/09/2018); 2031 - 101 (Site Location Plan).

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 The development hereby permitted shall be carried out in accordance with the following approved plans: Revised Design and Access Statement (27/09/2018); 2031 - 101 (Site Location Plan).

Reason: In order to safeguard the special architectural and historic interest of

the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work of making good shall be carried out to match the existing adjacent work as closely as possible in detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 The site is a Grade II listed 19th Century Public House, stucco with a wooden 20th Century ground floor pub frontage. The proposal is seeking to redecorate the facade of the pub from the current black colour to a 'Rosemary Leaf' hue to brighten up its appearance.

The proposal originally was also for the replacement of fixed windows with bi-folding windows. These were found to be unacceptable and were therefore removed from the proposal. The associated planning case reference: 2018/3566/P has subsequently been withdrawn.

In terms of location and the choice of colour, the proposal is considered to be acceptable. It would preserve the character and appearance of the commercial frontage, the conservation area and the streetscape. It would also not result in any loss of historical fabric and thus not harm the setting of the host listed building.

The site's planning history has been taken into account when making this decision. No comments were received following the statutory consultations.

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 proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the Draft London Plan 2017 (As Applicable) and the National Planning Policy Framework (2018).

- 2 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 T. Joyce

David Joyce
Director of Regeneration and Planning