

Application ref: 2018/5783/L
Contact: Antonia Powell
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Date: 25 April 2019

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Mervyn Brown Associates Ltd.
F180 Riverside Business Centre
Haldane Place
London SW18 4UQ UK

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Spread Eagle Public House
141 Albert Street
London NW1 7NB

Proposal:

Demolition of failed retaining wall to basement cellar and rebuilding street level slab and retaining wall to listed building.

Drawing Nos:

Location map; 1803/01 Existing plans, Showing Demolition; 1803/01 Existing plans, Highways Enabling Works; 1803/02 Proposed plans;

Design and Access Statement by Mervyn Brown Associates Ltd dated September 2018;

Heritage Statement by Mervyn Brown Associates Ltd dated September 2018.

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:

Location map; 1803/01 Existing plans, Showing Demolition; 1803/01 Existing plans, Highways Enabling Works; 1803/02 Proposed plans; Design and Access Statement by Mervyn Brown Associates Ltd dated September 2018; Heritage Statement by Mervyn Brown Associates Ltd dated September 2018.

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 external and internal works, and finishes and works of making good to the retained fabric, to match the existing adjacent work as closely as possible with regard to materials and detailed execution, including colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

This is to include brick bond and mortar mix. All repointing to be flush with the brickwork. Weather struck mortar joints are not hereby granted consent.

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.

- 4 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings., unless the details are submitted to, and agreed in writing by the council as local planning authority.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy D1 and D2 if in CA, of the London Borough of Camden Local Plan 2017.

- 5 All joinery and masonry , including bricks and York stone slabs, removed during the course of these works, shall be retained and reinstated /reused within this scheme unless details submitted to and approved in writing by the council as local planning authority.

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.

- 6 Should any significant historic fabric or structure be uncovered during the course of these works, work should cease in the relevant area and the Council's conservation officer contacted with a view to coming on site and agreeing an appropriate design solution before the work progresses.

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.

- 7 All granite setts, kerbs, pavement lights, delivery hatch doors, timber or metal fittings relating to the public house use and coal hole covers to be reinstated in their existing location during the completion of these works unless, details are submitted to and approved in writing by the council as local planning authority.

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 Reasons for granting listed building consent:

The Spread Eagle Public House occupies three terraced houses, one on Albert Street and two on Parkway, 141 Albert Street and 57 and 59 Parkway. The building is listed as Nos. 57 and 59 Parkway (listed in 1974) and is Grade II listed.

The application documents demonstrate the current poor condition of the brick vaults and retaining wall. The works cover the rebuilding of a retaining wall within the basement cellar area which has suffered structural failure and involve structural remedial works to repair the failed retaining wall as described in the structural report. Damage has been caused by long term water ingress and tree root action causing the wall to slide and rotate and it is now unstable. It has been temporarily shored up to prevent the collapse of the wall. An arrangement of steel beams with concrete slabs over form the ceiling which acts as a raised path area around the property at ground floor level. The retaining wall supports the public footpath behind and is the boundary of the property.

The new retaining wall will be constructed in reinforced concrete to ensure that the vehicle loading from the adjacent road and pavement can be safely supported. The wall in the basement will then be clad with facing bricks salvaged from the wall removal. The wall will be constructed as a half brick wall, 100mm with snapped headers to give the appearance of a traditional full brick 215mm thick wall. The bonding and point in lime mortar will be carried out to match the existing. The new reinforced concrete slab over will be finished with a paint-on bitumastic waterproofing membrane and tiled

An arrangement of steel beams with concrete slabs over form the ceiling which acts as a raised path area around the property at ground floor level. The retaining wall supports the public footpath along the line of the boundary of the property.

One arch on the Parkway elevation has had a large section of the arch collapse and is beyond minor repairs. The proposals are to temporary prop the arch, remove the pavement substructure from above and carried repairs to

rebuild be arch as original. A structural slab will then be cast over the arch within the pavement thickness to ensure its structural integrity.

These works are considered urgent and to be critical in terms of the long term structural stability of the pub and the associated vaults. Providing the rebuilt brickwork of the vaults is to match the existing brickwork the scheme is supported.

No objections were received following statutory consultation. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

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 London Plan 2016 and the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (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.
- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

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, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer