

Application ref: 2018/5599/P
Contact: Antonia Powell
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Date: 25 April 2019

Development Management
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London Borough of Camden
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London
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Mervyn Brown Associates Ltd.
F180 Riverside Business Centre
Haldane Place
London SW18 4UQ UK

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission 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 permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 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:

For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting planning permission:

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.

The proposed works will have no impact on neighbouring amenity.

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 or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1 (Managing the impact of development), D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.

- 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 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.
- 4 This proposal may be liable for the Mayor of London's Community

Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

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 2018.

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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