

Application ref: 2019/1481/L  
Contact: Jonathan McClue  
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Date: 2 September 2019

**Development Management**  
Regeneration and Planning  
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Town Hall  
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Mark Fairhurst Limited  
48a Union Street  
London  
SE1 1TD  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**The Cock Tavern**  
**23 Phoenix Road**  
**London**  
**NW1 1HB**

Proposal:

Internal and external changes to the building, including to the lobby enclosure on the ground and first floor for the escape staircase to the function room, rear door to extension for fire escape to the new lobby enclosure, condenser units for the pub in the plant room at the ground floor, amendments to the commercial kitchen at the first floor to the function room, weewents, flues and signage retention, engineered flooring to the pub on the ground floor.

Drawing Nos: PL101-102 Rev A; PL102 Rev F; PL103 Rev G; PL104 Rev E; PL105 Rev D; PL106-107 Rev E; PL108 Rev D; PL109 Rev C; PL110 Rev E; PL115-116 Rev M; PL117 Rev I; PL120 Rev F; PL121 Rev K; PL130 Rev H; PL131 Rev F; PL132 Rev L; PL133 Rev J; PL320 Rev A; Heritage Statement (THA Ref: 2019/5205(c)) dated January 2019; Design and Access Statement Rev G dated January 2019; Planning Compliance Report (Ref: 11674.PCR.01) dated 07/08/17.

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: PL101-102 Rev A; PL102 Rev F; PL103 Rev G; PL104 Rev E; PL105 Rev D; PL106-107 Rev E; PL108 Rev D; PL109 Rev C; PL110 Rev E; PL115-116 Rev M; PL117 Rev I; PL120 Rev F; PL121 Rev K; PL130 Rev H; PL131 Rev F; PL132 Rev L; PL133 Rev J; PL320 Rev A; Heritage Statement (THA Ref: 2019/5205(c)) dated January 2019; Design and Access Statement Rev G dated January 2019; Planning Compliance Report (Ref: 11674.PCR.01) dated 07/08/17.

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 and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and 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.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of proposed stair lobbies at ground and first floors;

b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site) for the proposed stair lobbies at ground and first floors.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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

#### Informative(s):

- 1 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).

- 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.
- 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 approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is centered on the page.

Daniel Pope  
Chief Planning Officer