

Application ref: 2019/0611/P
Contact: Jonathan McClue
Tel: 020 7974 4908
Date: 3 September 2019

Development Management
Regeneration and Planning
London Borough of Camden
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London
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Mark Fairhurst Limited
48a Union Street
London
SE1 1TD
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission 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, new vents, 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 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: 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: For the avoidance of doubt and in the interest of proper planning.

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 The proposed new rear escape door shall only be used for emergencies and be fitted with an alarm to operate in the event of misuse.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 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 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', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer