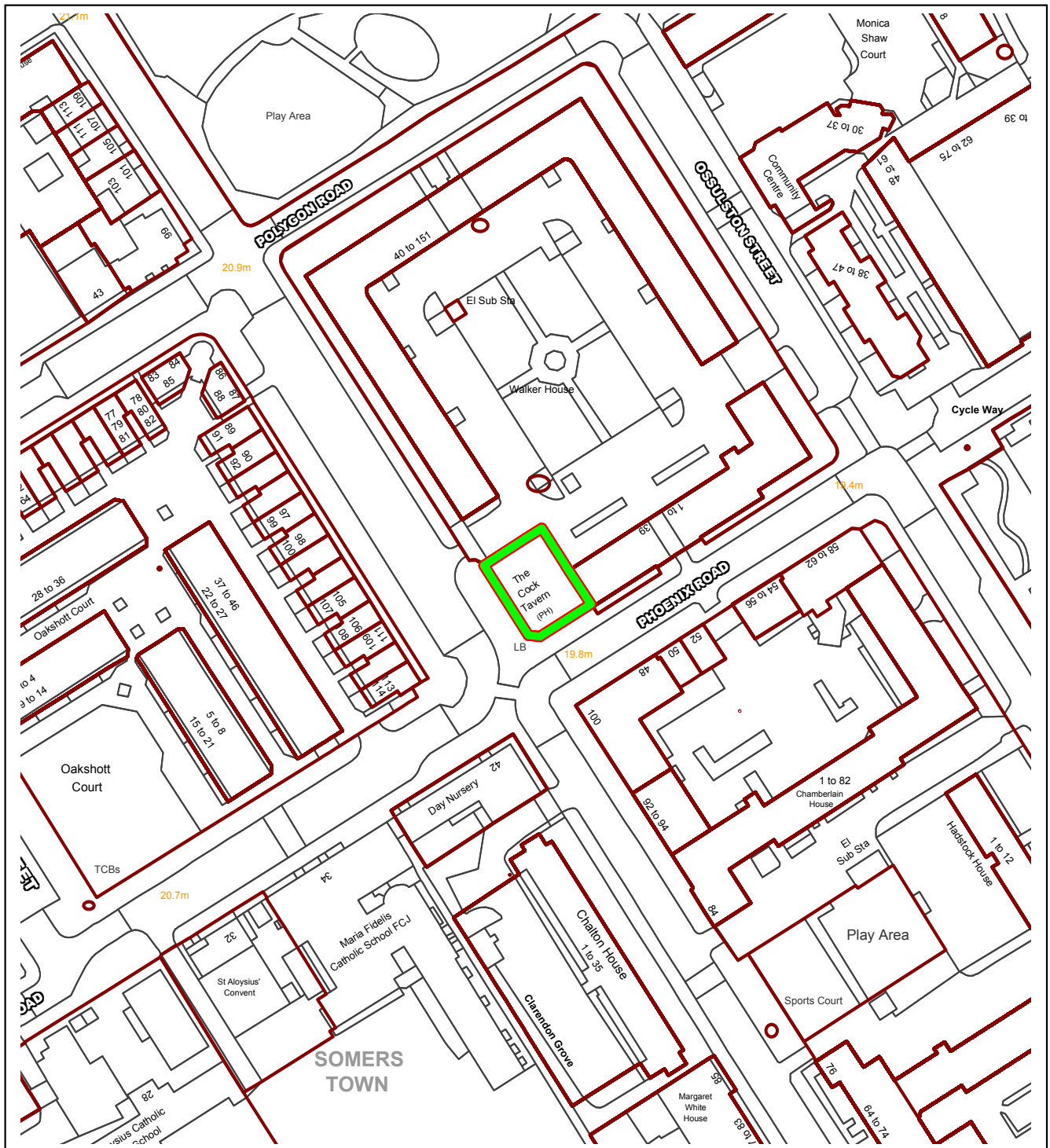


# The Cock Tavern, 23 Phoenix Road NW1

1HB refs: 2019/0611/P and 2019/1481/L



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**1. Above:** Front elevation of the Cock Tavern PH



**2. Above:** First floor function room



**3. Above:** Rear elevation of the Cock Tavern PH

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>28/03/2019</b>
		N/A / attached		<b>Consultation Expiry Date:</b>	<b>21/04/2019</b>
<b>Officer</b>			<b>Application Number(s)</b>		
Jonathan McClue			i) 2019/0611/P ii) 2019/1481/L		
<b>Application Address</b>			<b>Drawing Numbers</b>		
The Cock Tavern 23 Phoenix Road London NW1 1HB			Refer to Draft Decision Notices		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
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.					
<b>Recommendation(s):</b>		i) <b>Grant Conditional Planning Permission</b> ii) <b>Grant Listed Building Consent</b>			
<b>Application Type:</b>		i) <b>Full Planning Permission</b> ii) <b>Listed Building Consent</b>			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notices
Informatives:	
Consultations	
Summary of consultation:	<p>Site notices and press releases were made for applications on 22/03/2019 and 28/03/2019 respectively.</p> <p>4 objections were received in total, including one from a resident, one from The Camden Town Urban Design Improvement Society, one from Walker House TRA and the other from Chair History Club. Comments were also received from Historic England as well as Historic England's Greater London Archaeological Advisory Service.</p>
Summary of consultation responses from adjoining occupiers:	<p>One adjoining occupier objected for the following reasons:</p> <ol style="list-style-type: none"><li>1) A more accessible route into the function rooms is needed in order to participate/attend art events.</li><li>2) Access through the pub is not desirable for everyone and a separate entrance, with a lift may help persons who have difficulty with stairs or are wheelchair users.</li><li>3) Updated toilet facilities including a disabled toilet is desirable</li><li>4) The function rooms need to become more obvious to the community as a facility separate to the pub.</li></ol> <p><b><u>Officer response:</u></b></p> <ol style="list-style-type: none"><li>1) <i>The proposal is not altering the existing route, this is being retained with a glazed fire lobby introduced and an emergency exit to the rear. This is therefore not a consideration of the planning application. Notwithstanding this, it would not be possible to introduce an additional route to the function room nor would it be desirable given this is a listed building.</i></li><li>2) <i>This is the existing consented arrangement. It is not possible to access the function room in any other way. A lift would not be possible due to space and listed building constraints. As the proposals are limited to assessing the appropriateness of the fire safety measures that need to be introduced, it is not possible to reasonably expect lift arrangements to be added to the proposal.</i></li><li>3) <i>A new disabled toilet has already been installed as part of a previous planning permission and listed building consent.</i></li><li>4) <i>The function room has been retained in its original location. It has been temporarily shut during construction works, and is unable to be reopened without fire safety measures being introduced (which forms</i></li></ol>

	<i>part of the proposals).</i>
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The Camden Town Urban  
Design Improvement  
Society, objection:

The CTUDIS Objected for the following reasons:

- 1) The compliance with the Means-of-Escape Regulations (this submission) should have been thought of when the domestic part of the building was split from the Public House spaces, not many years ago, which includes the function room at first floor level.
- 2) The previous corridor from the function room to the stairs and the front door (escape route) should be re-introduced now.
- 3) The proposal discriminates against residents of the Muslim persuasion and their families (children) who do, or do not, enter alcohol serving premises. The submission is for a license of a function room, which presumably is meant for the use of the whole community and area beyond.
- 4) The proposal discriminates against wheel chair users and disabled people who have difficulties with stairs.
- 5) The partitioning off of the stairs and the Ladies toilet is unsympathetic in appearance to a listed building.
- 6) It is important that the use of the function room is maximised by it being able to host a variety of functions for people of all kinds, persuasion and age and be able to function outside the Public House hours.

**Officer Response:**

- 1) *Whether or not this statement is true, the Local Planning Authority must assess the merits of the case. The function room is currently unusable due to failure to comply with means of escape regulations and this proposal would rectify it. A previous planning application proposed a fire strategy but this was removed from the application due to listed building concerns from the Council's Conservation Officer, as it involved alternative methods of fire protection that were deemed harmful. The solution that is proposed as part of this application was suggested by officers as the least harmful proposal that would allow the function room to come back into use.*
- 2) *The reinstatement of the previous corridor is not possible as it would combine residential and public uses, which would not comply with Building Regulations Guidance. It would also result in the reduction of floor area to the implemented residential units.*
- 3) *This proposal is not altering/worsening the existing access arrangements, it is making it comply with means of escape regulations. Alternative access was considered at pre-application stage with officers; however, this would have unacceptable listed building impacts. An emergency access is being created that does not have to go through the pub. This could potentially be utilised as a secondary access; however, due to concerns from residents at*



	<p><i>Walker House that this would lead into their communal external space this has been discounted. The proposal is not considered to discriminate against or prejudice any protected groups, and would comply with the Equalities Act 2010. The building was originally a pub with first floor function room prior to the recent development and this has not changed with the implemented works nor with the current proposals. Furthermore, this application does not include an application for a license, this would be required to take place under the Licensing Act if it is required.</i></p> <p><i>4) The existing access arrangement is being retained. It would not be possible to replace the stairs or introduce a lift as this would have significant impacts on the listed building.</i></p> <p><i>5) A glazed screen is proposed with timber framing and panels to be sympathetic to the original building, allowing the original staircase to be visible from the pub lounge area. Officer consider this to be the most sympathetic approach on balance to allow the function room back into use.</i></p> <p><i>6) It is considered that the proposal would lead to this as it would bring it back into use through adherence to means of escape regulations. Without this proposal the function room would not be able to open.</i></p>
<p><b>Walker House TRA, objection:</b></p>	<p>Objected for the following reasons:</p> <ol style="list-style-type: none"> <li>1) Object to the emergency door opening into our Walker House Estate courtyard.</li> <li>2) The Cock Tavern is part of a Grade 2 Listed building complex. During the course of the original permission works the applicant removed bushes from the courtyard running along the pub wall, promising to return them and make everything good at the conclusion of the works.</li> <li>3) The development has been used unlawfully as several Air BnB type units; piles of black garbage sacks have been left on the pavement near the estate gates</li> </ol> <p><b><u>Officer Response:</u></b></p> <ol style="list-style-type: none"> <li>1) <i>Officers support this approach in principle as it leads to the least amount of impact to the listed building. Consultation has been carried out with the Walker House TRA to discuss the potential impact of the escape door opening on to the communal area behind Walker House. Residents are concerned that the door would be used for other purposes than escape such as smoking and anti-social behaviour. It has been agreed with officers that the door would only be used for emergencies, and would include an alarm to prevent misuse. This would be secured via planning condition.</i></li> <li>2) <i>This is not considered to be a material planning consideration. Notwithstanding this, the applicant has confirmed that the</i></li> </ol>



	<p><i>landscaping to the side of the pub has been replanted.</i></p> <p>3) <i>These matters are not material to the consideration of the applications; however, officers note that they have been subject to ongoing enforcement action and have been resolved.</i></p>
<p><b>Chair History Club, objection:</b></p>	<p>Objected for the following reasons:</p> <ol style="list-style-type: none"> <li>1) The community use and thus the need to provide suitable access to the function room, for the whole community, including disabled and Muslim residents.</li> <li>2) Character of the existing signs at the front, namely the hanging painted colourful pub signs of images of the Cock should be retained. The proposed signage (at least that shown in the diagrams) does not include these features of coloured images, and increases the size of the horizontal wording, thus obscuring some of the front of the building.</li> </ol> <p><b><u>Officer Response:</u></b></p> <ol style="list-style-type: none"> <li>1) <i>See comments above, the existing access arrangements are not changing as part of the proposals which would bring the function room back into use.</i></li> <li>2) <i>The existing signage is being retained as part of this application.</i></li> </ol>
<p><b>Historic England's Greater London Archaeological Advisory Service, comment:</b></p>	<p><i>'On the basis of the information provided, we do not consider that it is necessary for this application to be notified to Historic England's Greater London Archaeological Advisory Service under their consultation criteria'</i></p>
<p><b>Historic England, comment:</b></p>	<p><i>'On the basis of the information provided, we do not consider that it is necessary for this application to be notified to Historic England under the relevant statutory provisions'</i></p>

## Site Description

This application relates to a 3 storey grade II listed building (plus loft and basement/cellar) located on the corner of Phoenix Road and Chalton Street within the Ossulston Estate. The building was successfully nominated as an Asset of Community Value (ACV) on 02/01/2014 for its basement and ground floor public house 'The Cock Tavern' along with the first floor function room which is used by community groups. The remainder of the first and second floors have been converted into residential application.

The surrounding area is predominately residential in nature and comprises 3 to 5 storey buildings of differing ages, styles and appearance. There are some ground floor retail uses along Phoenix Road to the east and Chalton Street to the south. The host building is attached to a housing block (Walker House) which is also listed.

## Relevant History

### Planning Applications

**2014/5942/P and 2014/6082/L:** Planning permission and listed building consent were submitted for the change of use of the upper floors and an attic conversion to provide 5 residential units (4x2 bed and 1x3 bed); retention of the public house and function room; a basement excavation; 3 storey rear extension and installation of dormers. The scheme was withdrawn on 15/01/2015.

**2015/1496/P and 2015/1864/L:** Planning permission and listed building consent for retention of basement and ground floor public house (A4) along with first floor function room; change of use to upper floors and a loft conversion to create 5 self-contained residential (C3) units (1x1 bed, 3x2 bed and 1x3 bed); two storey rear extension, construction of dormers, other external improvements to the building and associated internal works to accommodate the residential use. Planning permission (subject to S106 legal agreement) and listed building consent were granted on 06/04/2016.

A number of planning conditions discharges and non-materials amendments have been approved in relation to the above permission. The most significant of these are:

**2016/3399/P and 2016/3617/L:** Non-material amendments and associated listed building consent to allow internal alterations, replacement windows, inclusion of an automatic opening vent and relocation of skylight. Granted on 14/10/2016.

**2017/2948/P:** Non-material amendments to allow the reinstatement of the party wall to the north east single storey elevation up to 2 metres in height; relocation of the residential refuse and recycling bins adjacent to the residential entrance on Chalton Street; relocation of the commercial refuse bins to the existing location on Phoenix Road; inclusion of an automatic opening vent and relocation of skylight. Granted on 27/06/2017.

### Planning Enforcement

**EN18/0199:** Various issues in relation to 2016/3399/P and 2016/3617/L.

**EN18/0530 and EN18/0531:** Short term lets.

**EN19/0101:** Breach of s106 obligations.

The above matters have been subject ongoing informal enforcement action, with the Council's planning enforcement team confirming that the short term lease use has ceased and some of the

unlawful works rectified. The key pads for the unlawful short term lets have been removed from the flats in question and details of the leases have been issued. With respect to the physical enforcement issues, some of which are being applied for as part of the current applications, the following work has been carried out: External gas pipe removed, external paving made good, and external landscaping replanted.

## **Relevant policies**

### **National Planning Policy Framework 2019**

### **London Plan 2016**

#### **Camden Local Plan 2017**

G1 Delivery and location of growth

C1 Health and wellbeing

C2 Community facilities

C4 Public House

C6 Access for all

A1 Managing the impact of development

A4 Noise and vibration

D1 Design

D2 Heritage

D3 Shopfronts

D4 Advertisements

T1 Prioritising walking, cycling and public transport

T2 Parking and car-free development

#### **Camden Planning Guidance (CPG)**

- Access for All – March 2019
- Adverts CPG – March 2018
- Amenity CPG - March 2018
- Community uses, leisure and pubs CPG – March 2018
- Design CPG - March 2019

## Assessment

### 1.0 Proposal

1.1 Planning permission and listed building consent are sought for 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 and installation of engineered flooring to the pub on the ground floor.

### 2.0 Land use

2.1 The public house and the first floor function room serve the needs of the local community and as such have been designated as an Asset of Community Value (ACV). It is used by various community groups and local organisations for holding meetings and social events. In addition, the pub is frequented by local older people and food is sometimes provided for the elderly. Funds are raised through donations to support local pensioners and disabled people who are customers of the pub.

2.2 The proposed development would retain the pub use by maintaining and improving its internal floor space, including the upgrading of its floors and areas in need of repair. The new glazed fire lobby is minimalist to not detract from the pub use. This fire escape solution is considered to enhance and protect the pub. One of the other alternatives considered was a new entrance and corridor from the street to lead to the function room. This would result in a loss of pub trading space on the ground floor, converting it to unusable circulation space.

2.3 External works, including the retention of the signage work, would protect the pub and its identity the area. Overall, the proposals greatly enhance the use of the first floor function room, by providing a new kitchen and creating means of escape access for it. This would allow the function room to come back into use and for it to provide enhanced facilities through the new kitchen. The proposals in this regard are welcomed and would lead to significant public benefits.

### 3.0 Design, Impact on the Conservation Area and Listed Building

#### Statutory Duty and Assessment of Harm

3.1 In considering the proposals, special regard has been given to the desirability of preserving the listed buildings and their setting, and their features of special architectural or historic interest, under s.16 and s. 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

3.2 The NPPF advises that great weight should be given to a designated heritage asset's conservation when considering the impact of a proposed development on its significance, in this case being the listed building. The NPPF also cites that *'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.'*

#### Timber flooring to pub

3.3 The proposal includes engineered timber flooring on the ground floor where the bar and lounge are. It would replace outdated and soiled carpet, in poor condition and no longer suitable for use. The original sub-floor is retained and the proposal would improve the appearance of the overall space without visually obstructing the listed building's original features. It is also easy to maintain and clean, which is of benefit to the operation of the pub.

### Shelving Units and Dumbwaiter to Ground Floor

3.3 A two shelf storage unit is to be installed in the storage room on the ground floor. The dumb lift waiter is to be retained, connecting to the existing void on the first floor. These works respect the listed building and enhance its pub use.

### Kitchen to the First Floor

3.4 A kitchen is proposed for the first floor function room and to serve the pub. The principle of this has been agreed under previous applications, so follows suit here. The proposed kitchen would be positioned adjacent to the staircase from the pub and an existing void would be reused to service the new kitchen. These proposals are considered acceptable in listed building terms and would further enhance the community asset as well as the viability of the pub.

### Condenser Units

3.5 Condenser units are proposed to the rear of the building in the recently built plant room. As these works relate to a new extension rather than to the listed building, they are deemed acceptable.

### Enclosed Stair Lobby

3.6 A new stair lobby is proposed for the existing stair between the ground floor pub and first floor function room. It would be constructed of a fire rated timber glazed screen to meet Building Regulations requirements. This solution would allow the function room to come back into use. The changes have been agreed following detailed discussions with the Council's Building Control team and Conservation Officers. It is considered that this is the least harmful approach to allowing the community asset to open again.

3.7 Allowing the proposal would result in some harm to the listed building, to its plan form, it is proposed to be sensitively done through the use of dark timber to complement the existing features and furniture of the interior character. The proposed stair lobby would not unacceptably infringe upon the existing stair; instead it is proposed to be carefully built around it. The proposed stair lobby would have glazed panels which enable the existing stair to remain visible, minimising the impact on the existing stair. The enclosed stair lobby is a solution that would affect the least amount of area within the listed building. Overall, it is considered to be a thoughtful, considerate design solution to providing a means of escape to the function room.

3.8 On balance, the limited level of harm to the listed building internally is considered to lead to less than substantial harm to the significance of the designated asset. Officers acknowledge that the works are necessary to meet Building Regulations, and that a number of alternative proposals have been discounted as they would lead to more harm. Notwithstanding this, harm is still achieved and this must be weighed against the public benefits of the proposal. In this instance, the proposal would lead to significant public benefits by bringing the community function room back into use and enhancing the function and viability of the pub, which is a designated ACV. Therefore, on balance, clear and convincing public benefits are evident and the proposal meets this test within the NPPF.

### Rear Escape Door

3.9 A new emergency escape door is proposed to the newly constructed rear extension on the ground floor. Its sole purpose would be to create a means of escape to the first floor function room. The new opening is proposed to be the same width and height as the existing window. Given that the proposal is located within the new modern extension, it is considered acceptable in design and heritage terms.

### New Vents and Flues

3.10 On the southwest elevation, a flue is proposed beside an existing chimney at the centre of the roof. Two new vent pipes are proposed to the roof. A waste pipe is proposed to the flat roof of the first floor, extending to the main roof. The location of the soil vent pipe and water pipe is proposed to be retained. These works are considered minor and would preserve the character and appearance of the listed building and conservation area.

#### Retention of Existing Signage

3.11 All of the existing signs on the building, which the operators of the pub have requested to the application remain, are proposed to be retained. This is supported by both officers and the community.

#### North East Elevation

3.12 Minor alterations are proposed as a consequence of moving the third vent air brick above the window on the ground floor up so it is in line with the two beside it. Three exhaust vents have been installed and painted render made good. These works are considered minor and would preserve the character and appearance of the listed building and conservation area.

#### North West Elevation

3.13 The proposal includes making good of work holes above the louvered double doors, by infilling them and painting them with render. These works are welcomed. Two new vent pipes and waste pipe are proposed to be added to this elevation. These works are considered minor and would preserve the character and appearance of the listed building and conservation area.

#### Conclusion

3.14 Overall the amendments would complement the approved alterations subject to gaining compliance with Building Regulations whilst respecting the existing listed building as much as possible. Some aspects of the proposal, including the new laminate flooring, would aesthetically enhance the pub while complimenting features of the existing building. The new stair lobby and rear door to the extension would provide a means of escape to the function room on the first floor without overly obstructing, altering or removing the existing stair. Whilst these works would lead to less than substantial harm to the listed building, they are outweighed by the public benefit of bringing the function room back into use. The new kitchen utilises the building's existing features by making use of the existing void for a dumbwaiter lift and carries on from earlier consented works. Further details relating to the internal works to create the fire lobby would be required via planning condition.

### **4.0 Neighbouring Amenity**

4.1 Neighbouring concerns have been raised regarding regular use of the new escape door. To overcome this matter a planning condition would be attached requiring it to be used for emergencies only and to be alarmed on opening during inappropriate use.

4.2 An environmental noise survey was carried out by KP Acoustics for the proposed plant. Noise emission criteria for the plant unit installation is in line with the planning requirements set by the Local Plan. The Council's Environmental Health Officer confirmed that the details are acceptable. A condition would be attached to any planning permission ensuring relevant noise levels are not exceeded.

### **4.0 Community Infrastructure Levy**

4.1 The proposed development would not be liable for the Mayor of London's Community Infrastructure Levy (CIL) or the Camden CIL as the additional floorspace does not exceed 100sq.m

GIA and no residential units are proposed.

**5.0 Recommendation:** i) Grant Conditional Planning Permission and ii) Grant Listed Building Consent

*The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Tuesday 27<sup>th</sup> of August 2019, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.*



Application ref: 2019/0611/P  
Contact: Jonathan McClue  
Tel: 020 7974 4908  
Date: 20 August 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

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Mark Fairhurst Limited  
48a Union Street  
London  
SE1 1TD  
United Kingdom

# DRAFT

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**

# DECISION

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

Director of Regeneration and Planning

**DECISION**

Mark Fairhurst Limited  
48a Union Street  
London  
SE1 1TD  
United Kingdom

Application Ref: **2019/1481/L**  
Please ask for: **Jonathan McClue**  
Telephone: 020 7974 **4908**

20 August 2019

**DRAFT**

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**

**DECISION**

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.

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The Council has considered your application and decided to grant subject to the following condition(s):

Executive Director Supporting Communities



## 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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning

**DRAFT**

**DECISION**