

Application ref: 2018/6155/P
Contact: Jaspreet Chana
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Date: 15 October 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Alexander Martin Architects Limited
22-24 Kingsford Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
67 Fleet Road
London
NW3 2QU

Proposal: Single storey side extension at first floor level, new side entrance and external metal staircase and timber screening, replacement side access gates and removal of existing chimney stack

Drawing Nos: 185-LOC-001, 185-EX-100, 185-EX-101, 185-EX-102, 185-EX-103, 185-EX-104, 185-EX-201, 185-EX-202, 185-EX-203, 185-EX-204, 185-EX-301, Design & Access Statement, 185-AP-100 Rev A, 185-AP-101 Rev A, 185-AP-102 Rev A, 185-AP-103 Rev A, 185-AP-104 Rev A, 185-AP-201, 185-AP-202, 185-AP-203, 185-AP-301.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 185-LOC-001, 185-EX-100, 185-EX-101, 185-EX-102, 185-EX-103, 185-EX-104, 185-EX-201, 185-EX-202, 185-EX-203, 185-EX-204, 185-EX-301, Design & Access Statement, 185-AP-100 Rev A, 185-AP-101 Rev A, 185-AP-102 Rev A, 185-AP-103 Rev A, 185-AP-104 Rev A, 185-AP-201, 185-AP-202, 185-AP-203, 185-AP-301.

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

- 3 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.

- 4 Before the brickwork is commenced, a sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

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 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

No.67 'The Stag' is a Victorian public house located to the west side of Fleet Road. The property is a curved three storey detached building which drops to single storey along Lawn Road and sits on the corner of Lawn Road. The pub is not listed but is noted to make a strong positive contribution to the Mansfield Conservation Area, and has a visual and architectural relationship with the townscape of Lawn Road in the Parkhill Conservation Area.

The pub is a late nineteenth-century classical building with architraved and pedimented tripartite windows at the first floor, and a projecting ground floor side wing facing Lawn Road. It was built as part of a development of stucco and brick faced terrace houses on the roads to the south, since lost, including on Lawn Road itself. The uniform black paint applied to the building's stucco facade and its architectural detailing has compromised its architecture, but since it has already lost most of its original townscape context this does not significantly compromise the conservation area.

The existing side wing which faces onto Lawn Road appears to have a parapet upstand, and set well back is a single storey element which is considered a

later extension to the pub, it has stock brick with a traditional style window and chimney, currently occupied by a bathroom. This room sits at a half level between the first and second floors of the main building. The proposal is to form a mezzanine level extension extending the bathroom across the full area of the flat roof projecting side wing, with two sash windows resulting in a two storey side addition.

The revised first floor side extension is set back (0.80m) from the front parapet wall exposing the existing quoins on the corner which reveal the historic turn and some of the flank brickwork to Lawn Road. The extension would have a flat roof which is in line with the bottom eave of the second floor resulting in an appropriately designed scale and form which appears similar to the roof of the existing public house. The roof also consists of a brick built high level lantern to allow light to come into the hall way when accessing the new side addition, this would be set back from the front and in from the side elevation so it will not be seen from the street scene.

The extension involves insertion of two sash windows which match the windows of the existing first floor with deep reveals, glazing bars and being in timber. The brick to be used for the side addition would be stock brick to match the existing. The front façade of the extension would be painted in black to match the existing pub frontage and the side of the first floor would expose the stock brick which would match the existing side elevation of the first and second floors. The new side entrance door with the stone canopy above would be considered acceptable also.

It is therefore considered the proposed extensions size, scale, form and materiality would be a subservient and appropriate addition to the existing building and would preserve the character and appearance of the Mansfield Conservation Area.

Further proposed works involve new metal stairs up to a metal deck which is used for bicycle parking and to house bamboo planter boxes, another metal stair case would lead up from this deck to a balcony which incorporates the new entrance door. These two stair cases would be accessed via the new replacement metal access gate which faces towards Lawn Road. The proposed gates would appear to be of acceptable size height and design. The stair cases and the metal decking would be surrounded by high level timber screening.

This screening has been revised during the course of this application from metal mesh high level screening to a lower height timber fence which is a more appropriate and attractive material screening giving that softer feature alongside planters which relates to the building well.

The two existing chimneys are to be removed to accommodate the said proposals and the existing flue extract has been moved to the side of the building, these alterations are considered acceptable.

The proposed extension is unlikely to give rise to residential amenity impacts given that the proposed extension would largely replicate the proportions of the existing building and would be set substantial distances from neighbouring

buildings.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 CA's of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The planning history of the site and surrounding area were taken into account when coming to this decision. As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with The London Plan March 2016, and the National Planning Policy Framework 2019.

- 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 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.
- 4 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).
- 5 At least 21 days prior to the commencement of any site works, all occupiers surrounding the site should be notified in writing of the nature and duration of works to be undertaken. The name and contact details of a person responsible for the site works should be made available for enquiries and complaints for the entire duration of the works and updates of work should be provided regularly. Any complaints should be properly addressed as quickly as possible.

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 'DP', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer