

Camden Council
Planning Department
5 Pancras Square
London
N1C 4AG

20 May 2020

Our Ref: 19/4567

Dear Sir / Madam,

RE: Planning and Listed Building Consent at the Bull & Gate Public House, 389 Kentish Town Road, London, NW5 2TJ.

On behalf of our client, Young & Co's Brewery Plc, please find enclosed a planning and listed building consent application at the above address. The Bull & Gate is a Grade II Listed property on Kentish Town Road, owned and operated by Youngs.

The proposals seek for operational development associated with a new external terrace area to the front of the public house at first floor level; new plant equipment, a new bin store and an access staircase to the rear of the public house. The external terrace area is proposed in order to attract more customers and improve the range of facilities available to patrons.

The application has been submitted following a pre-application process and a formal public consultation process.

It has been demonstrated in this report that the proposals have been sensitively designed to ensure that there is no adverse impact on the listed building. The noise report submitted in support of the proposals demonstrates that there will be no impact of the development on neighbouring amenity. This was confirmed at the pre-application stage.

In line with national, regional and local policy, the proposals will ensure that the public house continues as a valued community asset. Public Houses have been particularly effected by the Covid closures and it considered that applications such as this should be supported to allow pubs to continue to trade in challenging circumstances.

In support of this request, please find enclosed the following information:

- Planning and Heritage Statement (including Design & Access Statement);
- Noise Report;
- Outdoor Terrace Management Policy;
- Existing Photos;
- Statement of Community Involvement;
- 2X Watercolour Visualisations;
- Plans as follows:
 - Site Location and Block Plan – ref. 7747-301;

Directors
Helen Cuthbert | Stuart Slatter | Claire Temple | Alastair Close
Dan Templeton

Associate Directors
Katie Turvey | Heather Vickers

Consultant
Lorna Byrne

Associates
Sally Arnold | Rob Scadding | Alan Williams | David Williams | Penny Moss
Sam Deegan | Paul Galgey

- Existing Floor Plan – ref. 8732-01;
- Proposed Roof Terrace Plan – ref. 8732 02C;
- Existing External Elevations – ref. 8732-03;
- Proposed External Fire Escape Stair Elevation – ref. 8732 05;
- Proposed Internal Lobby Screen Detail – ref. 8732 06A;
- Existing First Floor Window – ref. 8732 07;
- Proposed Terrace Door Detail – ref. 8732 08; and
- Proposed External Elevations – ref. 8732 09.

The required has been paid via the Planning Portal. I trust this is sufficient to validate the application but please let me know if you require any further information. I look forward to hearing from you.

Yours sincerely,

A handwritten signature in cursive script, appearing to read 'S. Arnold', with a horizontal line underneath.

Sally Arnold

Associate

Planning Potential

Enc.