

Friday, September 11th, 2020

1250/MF/11a
Planning Department,
Camden Borough Council,
2nd Floor,
5 Pancras Square
c/o Town Hall,
Judd Street
London
WC1H 9JE

Dear Sir/ Madam

Ref: The Cock Tavern, 23 Phoenix Road, London, NW1 1HB

I am writing to apply for Listed Building Consent and a Non-Material Amendment Application to planning approval Ref: 2019/0611/P for the Cock Tavern, Phoenix Road. The applications relate to the following revisions to the scheme: -

- Proposal of a new boiler flue at high level ground floor on the North West flank elevation for a new replacement boiler at basement level serving the pub.

The following design drawings have been submitted via the Planning Portal: -

- Drawing Ref: PL/101A,102G, 110F, 115N, 132M, 500
- Drawing Register
- Heritage Statement

A fee of £195- will be made directly to Camden Council.

Design and Access Statement

For details and planning history for the Cock Tavern, 23 Phoenix Road, please refer to Design and Access Statement Rev G which was submitted with planning application **2019/0611/P** in January 2019.

It is proposed to locate a new boiler flue set back to the flank wall perpendicular to the main elevation on Chalton Street above head height for a new replacement boiler at basement level as indicated on drawings PL115N and 132M. The flue faces the gated vehicular and pedestrian entrance to Walker House refer to PL110D.



Rear Extension and Flank Wall to The Cock Tavern

There are several reasons the flue is required:

1. The current flue route is via the existing chimney and discharges at roof level, this flue cannot be reused as this method does not meet current regulations.
2. Relocate the boiler position and flue to the new extension was considered however this would have led to a reduction in cycle storage for the building.
3. A new boiler is required for heating and hot water for the pub to replace the existing boiler which is beyond repair and unable to function efficiently.



Chalton Street Elevation

Amenity

The flank wall is partially screened by a landscaped border, creating a barrier to the pavement. The addition of the flue will have a minimal impact on the appearance and fabric of the existing building and will not be a disturbance to the neighboring properties as no significant noise is generated.

Heritage Statement

For the heritage information, historic background and listed building entry, please refer to Heritage Statement Rev C, Reference (THA Ref:2019/5205(c)) by the Heritage Advisory which was submitted with planning application **2019/0611/P** in January 2019 and included with this application.

In summary, the proposed changes are in accordance with policies outlined in the *Paragraph 189* of the *National Planning Policy Framework* (July 2019), *sections 16 & 66* of the *Planning (Listed Buildings and Conservation Areas) Act 1990*, *The London Borough of Camden Local*

Development Plan, The Camden Core Strategy and Camden Development Policies 2010-2025. Also of relevance is the Historic England 2008 document *Conservation Principles: Policy and Guidance for the Sustainable Management of the Historic Environment, 2008.*



Vehicular and Pedestrian Entrance to Walker House with Landscaping of the Border.

Assessment of Proposals

Further to the recently permitted/consented proposals relating to the Cock Tavern and refurbishment at ground floor level and commercial kitchen at first floor in the function room and new vents, flues and signage retention to the exterior elevations (2019/0611/P, 2019/1481/L), current proposals seek to enhance the earlier approvals by replacing the existing boiler to the pub at basement level and introducing a new boiler flue to the North West flank elevation. The proposed flue has been discreetly located to the side of the building behind the gates to Walker House and will not be visible when facing the Cock Tavern from Chalton Road, it is therefore considered to have negligible impact to the listed building.

Internally the flue will run from the existing boiler room to the basement stair lobby at high level up to the residential entrance lobby and sit adjacent to the rear of the internal chimney

stack. The new flue will be discretely clad with plasterboard which will be cut around existing features such as the skirting board.

The boiler is required in order to assist the ongoing use and/or functioning of the pub, The Cock Tavern; thus creating a still more credible and viable structure in light of the recent refurbishment and extension. In general terms, this proposal can be seen to not *affect* the *special interest* of the listed building, whilst it might be termed a physical and/or visual impingement, the impact is of such a negligible nature, any arising impact must be considered minimal and justifiable for their contribution toward overall viability of the building.

Summary

The proposed amendment supports the ongoing use, maintenance, conservation and future survival of the heritage asset from a practical perspective. No element is understood to be in conflict with the listed building and/or unduly affect the special interest of this. Neither is it considered that any harm would arise via their implementation, as per the relevant tests of the NPPF. The cumulative public benefits of the proposed alteration would more than outweigh any negative effect on the existing historic structure.

The amendment is required for the pub to function on site and respects the historic fabric of the grade II listed building and neighbouring area. It is therefore respectfully requested the Listed Building and Non Material Amendment are recommended for approval.

If you have any queries do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Mark Fairhurst', written in a cursive style.

Mark Fairhurst

for and on behalf of Mark Fairhurst Ltd