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Development Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

Application for a non-material amendment following a grant of planning permission.

Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	<input type="text" value="23"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="The Cock Tavern"/>
Address line 1	<input type="text" value="Phoenix Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Postcode	<input type="text" value="NW1 1HB"/>

Description of site location must be completed if postcode is not known:

Easting (x)	<input type="text" value="529716"/>
Northing (y)	<input type="text" value="183016"/>

Description

2. Applicant Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Mark"/>
Surname	<input type="text" value="Fairhurst"/>
Company name	<input type="text" value="Mark Fairhurst (Architects) Limited"/>
Address line 1	<input type="text" value="48a Union Street"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>

2. Applicant Details

Country

United Kingdom

Postcode

SE1 1TD

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

Mr

First name

Mark

Surname

Fairhurst

Company name

Mark Fairhurst Limited

Address line 1

PO Box 76555

Address line 2

Address line 3

Town/city

London

Country

United Kingdom

Postcode

SE27 7DZ

Primary number

Secondary number

Fax number

Email

4. Eligibility

Do you, or the person on whose behalf you are making this application, have an interest in the part of the land to which this amendment relates?

☒ Yes ☐ No

If you are not the sole owner, has notification under article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 been given?

☐ Yes ☐ No ☒ Not Applicable

5. Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

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

Reference number:

2019/0611/P

5. Description of Your Proposal

Date of decision

03/09/2019

What was the original application type?

Full planning & listed building consent

For the purpose of calculating fees, which of the following best describes the original application type?

- ☐ Householder development: Development to an existing dwelling-house or development within its curtilage
- ☒ Other: anything not covered by the above category

6. Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

New boiler flue at higher ground floor level on the north west elevation to accommodate a new commercial boiler at basement level for the pub.

Are you intending to substitute amended plans or drawings?

☒ Yes ☐ No

If yes please complete the following

Old plan/drawing numbers

PL102F Existing Basement and Ground Floor Plan
PL110E Existing North West Elevation
PL115M Proposed Basement and Ground Floor Plan
PL132L Proposed North West Elevation

New plan/drawing numbers

PL102G Existing Basement and Ground Floor Plan
PL110F Existing North West Elevation
PL115N Proposed Basement and Ground Floor Plan
PL132M Proposed North West Elevation
PL500 Existing Site Photos

Please state why you wish to make this amendment

The reason a new flue is required in this location is because:

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.

7. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
- ☐ The applicant
- ☐ Other person

8. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

Mr

First name

Surname

Reference

Email to Lela Sujani

Date (Must be pre-application submission)

01/09/2020

8. Pre-application Advice

Details of the pre-application advice received

I think listed building consent would be required for the internal and external works. My colleague Catherine is on leave so won't be able to comment on the acceptability until her return. In terms of whether planning is required, you could argue it's a non-material or minor-material change to the original approval. The heritage matters are very important, associated with a necessary listed building consent application, but would there be any noise created by the flue? If so planning permission definitely required accompanied by a noise report.

9. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

10. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)

14/09/2020