

Application ref: 2020/2907/L  
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Date: 30 September 2020

**Development Management**  
Regeneration and Planning  
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Magdalen House  
148 Tooley Street  
London  
SE1 2TU

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Refused

Address:

**Bull & Gate Public House**  
**389 Kentish Town Road**  
**London**  
**NW5 2TJ**

Proposal:

Internal and external alterations in association with creation of new outdoor terrace with perimeter balustrading on 1st floor roof of front projection of public house; installation of new plant equipment, bin store and fire access staircase to the rear

Drawing Nos: 7747-301, 8732-01, 8732 02C, 8732-03, 8732 05, 8732 06A, 8732 07, 8732 08, 8732 09; Planning and Heritage Statement (including DAS) by Planning Potential, Outdoor terrace management policy, Acoustics assessment report ref: 9527.RP01.PNA.1 rev 1

The Council has considered your application and decided to **refuse** listed building consent for the following reason(s):

Reason(s) for Refusal

- 1 The proposed alterations to create a first floor terrace to the front of the listed building, by reason of their prominence, location, design and loss of fabric, would result in an incongruous and dominant addition and visual clutter that would cause harm to the special historic and architectural interest of the listed building and to the setting of the four listed houses to its north (Nos 1-7 Highgate Road), contrary to policy D2 (Heritage) of the London Borough of Camden Local

Plan 2017 and policy D3 (Design principles) of the Kentish Town Neighbourhood Plan 2016.

- 2 The proposed associated internal works at 1st floor, by reason of their location, design and loss of fabric and historic planform, would cause harm to the special historic and architectural interest of the listed building, contrary to policy D2 (Heritage) of the London Borough of Camden Local Plan 2017 and policy D3 (Design principles) of the Kentish Town Neighbourhood Plan 2016.

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 positioned above the printed name and title of Daniel Pope.

Daniel Pope  
Director of Economy, Regeneration and Investment