

Application ref: 2020/4923/L
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Development Management
Regeneration and Planning
London Borough of Camden
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Mervyn Brown Associates Ltd.
F180 RIVERSIDE BUSINESS CENTRE
HALDANE PLACE
LONDON
SW18 4UQ
UK

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Roebuck PH
15 Pond Street
London
NW3 2PN

Proposal: Erection of 2 x timber bin stores and access gates to rear yard.

Drawing Nos: OS Site map 1:1250, 2005/01, Design & Access Statement prepared by Mervyn Brown Associates Limited & Heritage Statement prepared by Mervyn Brown Associates Limited

The Council has considered your application and decided to grant Listed Building Consent subject to the following conditions:

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: OS Site map 1:1250, 2005/01, Design & Access Statement prepared by Mervyn Brown Associates Limited & Heritage Statement prepared by Mervyn Brown Associates Limited.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden

Local Plan 2017 and policy DH2 of the Hampstead Neighbourhood Plan 2018.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017 and policy DH2 of the Hampstead Neighbourhood Plan 2018.

Informatives:

- 1 Reasons for granting consent:

The bins of the public house are currently stored in a side access road, however, with the redevelopment of the property to the rear of the site, clear access will be required. As such, relocation of the bins is required. The proposal would involve erecting two timber bin stores within the rear yard of the site and installing new access gates. These would be of an appropriate scale, siting and materials and are considered to be the least harmful solution to the new access and storage issue. It would not cause undue visual harm to the setting of the listed building, and would not block the side access road nor unduly impede fire escape access to users of the public house provided the bin store doors are kept closed and access road gate is kept clear.

The design, scale, siting and materials would generally be in keeping with what has been established within the rear yard of the public house and as such the special architectural and historic interest and the setting of the listed building would be maintained.

It is not considered there would be any significant detrimental impact to residential amenity. The access points to the subject property would remain as existing, no new views would be afforded and there would be no change in use. The stores and gates would be no higher than the existing boundary walls and as such are not considered to cause any significant harm to light or outlook beyond what has been established.

No objections were received following statutory consultation. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing the conservation area, under sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. As such, the proposal is in general accordance with Policies D1, D2, C5 and A1 of the Camden Local Plan 2017 and Policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the policies of the Publication London Plan 2020 and National Planning Policy Framework.

- 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 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 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.
- 5 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)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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



Daniel Pope
Chief Planning Officer