

Application ref: 2020/4196/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Email: Nora-Andreea.Constantinescu@camden.gov.uk
Date: 31 December 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Mark Fairhurst Limited
PO Box 76555
London
SE27 7DZ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
The Cock Tavern
23 Phoenix Road
London
NW1 1HB

Proposal: Amendments to planning permission granted 03/09/2019 (Ref: 2019/0611/P) for 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, namely to install a boiler flue at high level ground floor on the north-west façade.

Drawing Nos: PL101 Rev A; PL102 Rev G; PL110 Rev F; PL115 Rev O; PL132 Rev N; PL500; Heritage Statement Rev C by the Heritage Advisory dated January 2019; and Letter dated 11.09.20 from Mark Fairhurst Architects.

Superseded Drawings: PL102 Rev F; PL110 Rev E; PL115 Rev M; and PL132 Rev L.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no. 3 of planning permission 2019/0611/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans:

PL101-102 Rev A; PL102 Rev G; PL103 Rev G; PL104 Rev E; PL105 Rev D; PL106-107 Rev E; PL108 Rev D; PL109 Rev C; PL110 Rev F; PL115 Rev O; 116 Rev M; PL117 Rev I; PL120 Rev F; PL121 Rev K; PL130 Rev H; PL131 Rev F; PL132 Rev N; PL133 Rev J; PL320 Rev A; PL500; Heritage Statement (THA Ref: 2019/5205(c)) dated January 2019; Design and Access Statement Rev G dated January 2019; Planning Compliance Report (Ref: 11674.PCR.01) dated 07/08/17; and Letter dated 11.09.20 from Mark Fairhurst Architects.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Reasons for granting approval:

The property is a grade II listed building dating from 1929-1930 and is in use as a public house (Sui Generis). It sits on the junction of Phoenix Road and Chalton Street and was built at the same time as the adjoining Ossulston Estate. In 2019 planning permission and listed building consent were granted for works of refurbishment to the pub primarily to improve fire safety, as well as upgrading of mechanical plant and equipment.

The proposed additional works which form part of this application are limited to the installation of a single boiler flue on the north-west façade, which is the flank elevation of the building which sits adjacent to the vehicle and pedestrian entrance to Walker House. This elevation of the building is rendered and incorporates a number of large louvres at ground floor level. The flue is similar in form and size to those already located on the rear façade of the building at high ground floor level. The flue vent is to serve a boiler which is now to be installed in the basement to provide hot water and heating.

Taking account of the size of the vent, the location and the overall impact of the works it is considered that they would not have a material impact on the external appearance of the building and therefore are considered to be de minimis. In view of this it is considered that the works can be treated as a non-material amendment to the approved planning permission, but that listed building consent is required.

- 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 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the name and title of the signatory.

Daniel Pope
Chief Planning Officer

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