

Application ref: 2020/4192/L  
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Date: 31 December 2020

**Development Management**  
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Mark Fairhurst Limited  
48a Union Street  
London  
SE1 1TD  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

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

Proposal:

Installation of boiler flue at high level ground floor on the north-west facade to serve a commercial boiler at basement level, in connection with works granted listed building consent on 02/09/19 (Ref: 2019/1481/).

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.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

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: 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

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.

- 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 (for the avoidance of doubt this includes the flue being coloured to match the colour of the adjoining rendered wall).

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.

Informative(s):

- 1 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 and internal works relating to the installation of the boiler in the basement.

In considering the proposals, special regard has been given to the desirability of preserving the listing building, its setting and features of special architectural or historic interest as required by S16 and S66 of the Planning (listed buildings and Conservation Areas) Act 1990 as amended by the Enterprise and regulatory Reform Act (ERR) 2013.

The application has been advertised in the press and by means of a site notice, to which there was no response. The site's planning history has been taken into account in making this decision.

The flue is to be located on 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. It is considered that this flue by virtue of its size and location where it will not be highly noticeable in the surrounding area would not result in harm to the listed building. It is recommended that any consent is conditional on the materials being finished in a colour to match the adjacent wall of the property which is a white/off white render.

Internally the flue runs from the basement boiler room to the adjacent stair lobby where it sits adjacent to the internal chimney stack, it runs up into the ground floor lobby and will then be clad with plasterboard cut around existing features. These are fairly minor interventions which are not considered to result in harm to the interior of the building.

The works will continue to allow the building to be used for its intended purpose as a public house which is considered to be of benefit in heritage terms (para 192, NPPF 2019).

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 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 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.
- 5 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.
- 6 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)

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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 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer