

Application ref: 2022/1831/L
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Date: 13 July 2022

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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

The Rocket
120-122 Euston Road
London
NW1 2AL

Proposal:

Installation of 4 fascia signs, 12 cowl lights, 2 powder coated lanterns, 2 brass lanterns and 1 aluminium tray sign on Euston Road and Chalton Street elevations.

Drawing Nos: 00S MasterMap 1250/2500/10000 scale Friday, April 26, 2019, ID: BW1-00795545; OS MasterMap 1250/2500/10000 scale Friday, April 26, 2019, ID: BW1-00795540; Elevation drawing; Proposed Visual; Proposed Signage; Elevation drawing (dated 09/06/22); Proposed Visual (dated 09/06/22); Proposed Signage (dated 09/06/22); Existing site

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:
OS MasterMap 1250/2500/10000 scale Friday, April 26, 2019, ID: BW1-00795545; OS MasterMap 1250/2500/10000 scale Friday, April 26, 2019, ID: BW1-00795540; Elevation drawing; Proposed Visual; Proposed Signage; Elevation drawing (dated 09/06/22); Proposed Visual (dated 09/06/22); Proposed Signage (dated 09/06/22); Existing site

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.

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 Reason for granting consent:

The proposals involve the replacement of 2 existing non-illuminated fascia lettering signs and addition of 2 more new fascia lettering signs, installation of 12 externally illuminated cowl lights (3 above each sign), 2 powder coated lanterns and 2 brass lanterns, and a new aluminium tray sign (all on Euston Road and Chalton Street elevations).

The Rocket is a Grade II listed pub dating from 1899. Part of its special interest is derived from its ornate façade both at ground floor and on the upper floors. From historic photographs it is clear that the pub has gone through various name changes and consequently the existing signage, lighting and fascia signage are all non-original features. There is no objection to the proposed new brass letters, light fittings and hanging sign which are similar replacements for the existing at fascia level and they are in character with the building's use and appearance.

Revisions were secured to raise the 2 proposed lamps above the entrance doors onto the fascia to avoid obscuring the decorative plasterwork of the round arched entrances. Other proposed elements, including the metro tiles to fascia, planting, tiling, planters and screens, have now been omitted at the request of officers. These elements were mostly a part of a previously withdrawn scheme which it was advised would be refused (refs: 2019/2124/P, 2019/2252/A, 2019/2253/L, 2019/2737/L). The originally proposed gold painted window surrounds have been revised to a more muted colour, which is appropriate. The revised scheme would ensure that the special interest and fabric of the listed building would be preserved.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The site's planning and appeal history has been taken into account when coming to this decision. No objections have been received in relation to the proposals.

As such, the proposed development is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 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.

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 2021.

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 positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer