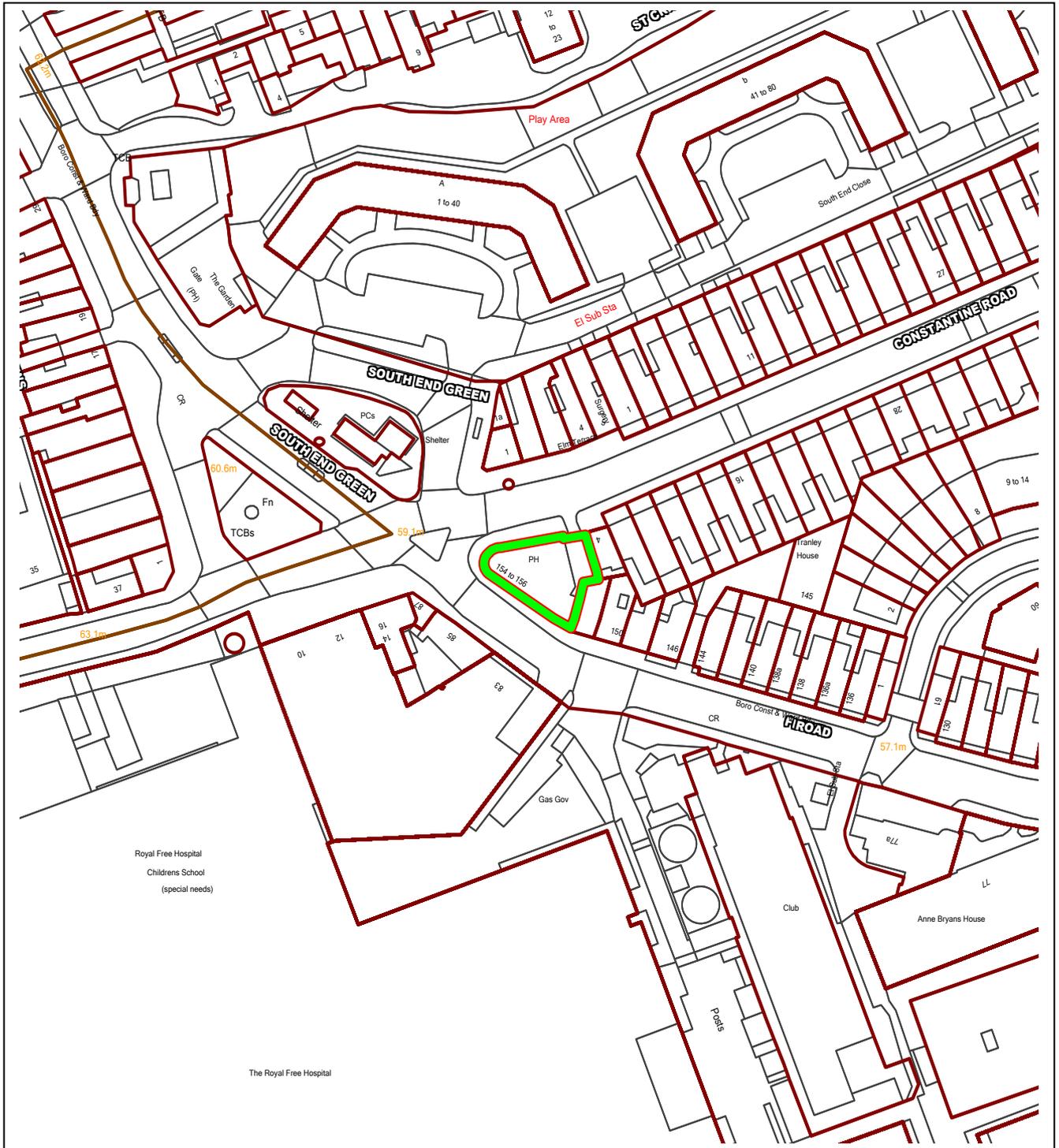


# 2022/2449/P & 2022/3131/A – 154 – 156 Fleet Road - Map



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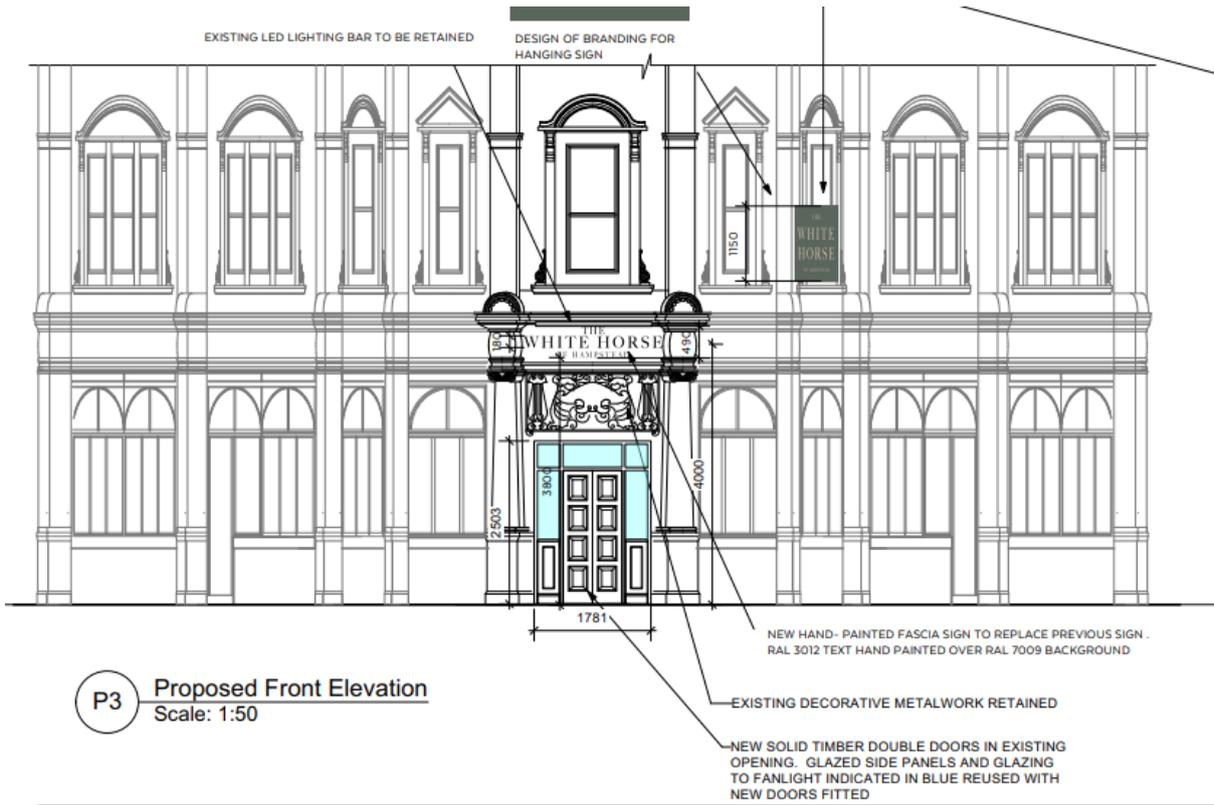
Existing Constantine Road Elevation



Proposed Constantine Road Elevation



*Fleet Road Elevation (including main entrance)*



*Proposed New Main Entrance/Door*



*Proposed Fleet Road Elevation*

Project: HAM  
Client: Padra  
Drawing Title

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		02/08/2022	
		N/A		<b>Consultation Expiry Date:</b>		21/08/2022	
<b>Officer</b>				<b>Application Number(s)</b>			
Adam Greenhalgh				2022/2449/P & 2022/3131/A			
<b>Application Address</b>				<b>Drawing Numbers</b>			
154-156 Fleet Road London NW3 2QX				Please refer to draft decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
2022/2449/P : Installation of retractable awnings on north-facing elevation of public house and replacement of 3 entrance/exit doors on all street-facing elevations.							
2022/3131/A : Display of 3 replacement fascia signs and 1 projecting hanging sign							
<b>Recommendation(s):</b>		<b>Grant Conditional Planning Permission and Advertisement Consent</b>					
<b>Application Type:</b>		<b>Full Planning Application &amp; Advertisement Consent</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. of objections		<b>03</b>		No. of objections	
						<b>03</b>	
<b>Summary of consultation responses:</b>		<p>Site notice: 27/07/2022 – 20/08/2022 Press notice: 28/07/2022 – 21/08/2022</p> <p>Three letters of objection received on behalf of flats (4) at 154 – 156 Fleet Road. Objections raised relate to need for repairs to roof, noise transmission from ground floor public house to upper floor flats (without sound-proofing) and proposal to create a 'beer garden'. One letter raises objections on grounds of impact of parking by contractors or site/plant equipment on South End Close estate.</p> <p><i>Officer comment:</i></p> <p><i>The applications have to be considered in relation to the planning merits of the proposals. The need for repairs to the roof is not a relevant planning matter.</i></p>					

*The application seeks consent for the replacement of external doors and the installation of retractable awnings at the existing public house and does not relate to any internal works or sound-proofing.*

*Sound-proofing between floors is a matter for the Building Regulations. Any planning or licensing conditions to control audible noise from the ground floor premises would be attached to the planning permission or licence for the public house.*

*There is no proposal to create an external beer garden. This has been omitted from the drawings.*

*The parking of vehicles on surrounding roads during the course of the works is for the highways regulations to control. Furthermore, following discussion with the agent, an amended proposed ground floor plan has been submitted with the yard on the site being used for a contractor's vehicle during construction.*

## Site Description

The application relates to the ground floor public house (The White Horse) within a three storey building at the junction of Fleet Road and Elm Terrace in the Mansfield Conservation Area. The building makes a positive contribution to the character and appearance of the Conservation Area. The public house appears to have been vacant since around 2019.

The building is of red brick with white stucco windows. The ground floor has stone pillars, a white fascia and a timber entrance door with glazed panels and a decorative relief above on the Fleet Road/Elm Terrace corner. There are gates to a yard on Elm Terrace (and vehicular access) next to no. 4.

The upper floors are in use as self-contained flats and they have a separate entrance on Fleet Road.

The site is also in the Hampstead Neighbourhood Plan area.



*Elm Street elevation (Google Street View – August 2022)*



*Fleet Street elevation (Google Street View – August 2022)*

## **Relevant History**

2015/4496/P - Installation of retractable awnings on each street-facing elevation of public house – granted 08/03/2016

2015/5946/A - Display of non-illuminated signs on retractable awnings on each street-facing elevation of public house – granted 08/03/2016

## **Relevant policies**

### **National Planning Policy Framework 2021**

#### **The London Plan 2021**

#### **Camden Local Plan 2017**

Policy A1 Managing the impact of development

Policy C4 Public houses

Policy D1 Design

Policy D2 Heritage

Policy D4 Advertisements

Policy T3 Transport Infrastructure

#### **Camden Planning Guidance (CPG)**

CPG Design (January 2021)

CPG Amenity (January 2021)

CPG Transport (2021)

#### **Mansfield Conservation Area Statement (2000)**

**Hampstead Neighbourhood Plan (2018)**

Policy DH1 Design

Policy DH2 Conservation Areas and Listed Buildings

Policy TT2 Pedestrian Environments

## Assessment

### 1. PROPOSAL

- 1.1 The proposal is for the provision of new timber doors to the public house on each elevation and at the Constantine Road/Fleet Road corner, the installation of an awning on the Constantine Road elevation and new timber gates to the yard on Constantine Road. It is noted that the lawful use of the ground floor is already a public house (Sui Generis) and the application is for alterations to the building rather than the provision of a new pub.
- 1.2 An advertisement consent application (2022/3131/A) has also been submitted for fascia signs on each elevation and a hanging projecting sign above the main entrance door at the Constantine Road/Fleet Road corner.

#### REVISIONS DURING THE COURSE OF THE APPLICATION:

- 1.3 During the course of the application, the proposed awning on Constantine Road has been increased in height, from 2.1m above the highway, to 2.3m above the highway. The Council's Transport Planning Team require awnings to provide a minimum of 2.3m clearance above the highway. Also, following a suggestion from the Case Officer, the proposal now includes the use of the yard by a contractor vehicle during the course of the works.

### 2. ASSESSMENT

- 2.1 The material considerations for this application are as follows:

- Design and Conservation
- Amenity of neighbouring residential occupiers
- Highway safety

#### 2.2 Design and Conservation

2.2.1 Local Plan policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

2.2.2 The proposed new doors would have traditional timber panelling with glazed panels. While not mirroring the original doors on the public house, they would be of a traditional appearance, appropriate to the architectural heritage and townscape value of the building and Conservation Area.

2.2.3 The awning on the Constantine Road elevation would not result in harm to the character or appearance of the building or the Mansfield Conservation Area. Numerous other neighbouring ground floor commercial outlets on Constantine Road and Fleet Road have awnings and the proposed awning would not detract from the distinctive fascia or the historic or townscape value of the public house/building.

2.2.4 The proposed fascia signs and projecting hanging sign would effectively replace long-standing signs of the same siting and design. Due to their siting, design and appearance they would preserve the appearance of the building, the visual amenity of the site and the character and appearance of the Mansfield Conservation Area.

2.2.5 The existing external LED lighting strips on the fascia would be used and there would be no loss of amenity for any occupiers at the site by way of visual intrusion or loss of outlook.

2.2.6 Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by

the Enterprise and Regulatory Reform Act 2013.

### **2.3 Amenity of neighbouring residential occupiers**

2.3.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents.

2.3.2 It is important to note that the application does not seek to provide a new public house. The building was previously used as a public house and that remains its lawful use. No extensions would be undertaken and so there would be no impact upon the light received at any neighbouring sites. The new awning, replacement doors and signs would not affect the outlook or aspect from any neighbouring properties (including the flats above) and there would be no loss of privacy or increased noise and/or disturbance from the proposals. As stated in 'Consultations' above, noise (and disturbance) from the public house would be matters for consideration under a licence application.

### **2.4 Highway safety**

2.4.1 Following a request from the Council's Transport Officer, the proposed awning has been raised to 2.3m above highway and as such, it would not result in any undue obstruction or loss of safety on the highway. The new/replacement doors would all be inward opening. They would provide access for all and there would be no obstruction of the highway.

2.4.2 The existing external LED lighting strips on the fascia would be used and there would be no loss of safety for motorists or users of the highway as a result.

### **3.0 Recommendation:**

3.1 Grant conditional planning permission and advertisement consent.

#### ***DISCLAIMER***

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday October 3rd 2022, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'***

Application ref: 2022/2449/P  
Contact: Adam Greenhalgh  
Tel: 020 7974 6341  
Email: [Adam.Greenhalgh@camden.gov.uk](mailto:Adam.Greenhalgh@camden.gov.uk)  
Date: 26 September 2022

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

CO  
12 Melford Court  
Upper Clapton Road  
London  
E5 8AZ  
United Kingdom

# DRAFT

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

## **Full Planning Permission Granted**

Address:  
**154-156**  
**Fleet Road**  
**London**  
**Camden**  
**NW3 2QX**

# DECISION

Proposal:

Installation of retractable awnings on Constantine Road elevation of public house; replacement doors (3) to public house (all elevations); replacement timber gates to yard (Constantine Road)  
Drawing Nos: Site Location Plan, Proposed Section & Elevations: Drawing 208, Proposed Ground Floor Plan: Drawing 009 Rev B

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved drawings:

Proposed Section & Elevations: Drawing 208, Proposed Ground Floor Plan:  
Drawing 009 Rev B

Reason:

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

**DRAFT**

Informative(s):

- 1 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).
- 2 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, 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.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

Chief Planning Officer

**DRAFT**

**DECISION**

Application ref: 2022/3131/A  
Contact: Adam Greenhalgh  
Tel: 020 7974 6341  
Email: [Adam.Greenhalgh@camden.gov.uk](mailto:Adam.Greenhalgh@camden.gov.uk)  
Date: 26 September 2022

**Development Management**  
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Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

CO  
12 Melford Court  
Upper Clapton Road  
London  
E5 8AZ  
United Kingdom

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990

### Advertisement Consent Granted

Address:  
**154-156**  
**Fleet Road**  
**London**  
**Camden**  
**NW3 2QX**

# DECISION

Proposal:

Display of 3 replacement fascia signs and 1 projecting hanging sign

Drawing Nos: Location Plan, Proposed Section & Proposed Elevations : Drawing Number 208

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

Conditions and Reasons:

- 1 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 2 No advertisement shall be sited or displayed so as to

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 3 Any advertisement displayed and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 4 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 5 Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

Informative(s):

1

**DECISION**

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 in regard to your rights of appeal at:

<https://www.gov.uk/appeal-householder-planning-decision>.

Yours faithfully

Chief Planning Officer

**DRAFT**

**DECISION**