

Application ref: 2022/0997/L
Contact: Antonia Powell
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Date: 30 November 2022

Development Management
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The JTS Partnership LLP
Number One
The Drive
Great Warley
Brentwood
CM13 3DJ
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Refused

Address:
65 Gloucester Avenue
London
Camden
NW1 8JH

Proposal:
Installation of two traditional fabric awnings on the principal elevation of the Engineer Public House.

Drawing Nos:
Design & Access and Heritage Statement by JTS Partnership dated March 2022;
DT 168-01A;
DT 168-02A;
DT 168-03A;
DT 168-08A;
DT 168-09A;
DT 168-10A;
DT 168-11A;
DT 168-12A;
DT 168-13A;
Stobag awning manufactures info sheet.

The Council has considered your application and decided to **refuse** listed building consent for the following reason(s):

Reason(s) for Refusal

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Reason for Refusal:

No. 65 Gloucester Avenue, known as The Engineer Public House is listed Grade II. Built for Calverts the brewers, the building dates from c1845-50 and is considered a good example of an early Victorian public house. The building stands on a corner plot fronting Gloucester Avenue and Princess Road. The building can be seen in the long views within this part of the Primrose Hill Conservation Area.

The proposal is to install a pair of retractable fabric awnings to the Gloucester Avenue, main front elevation of The Engineer Public House.

Such a proposal is considered to be detrimental to the architectural significance of the building for which it is statutorily listed. The installation of the awning, associated fixtures and blind boxes would cause harm to the historic fabric and obscure views of the main elevations of this fine Victorian public house.

The proposal is considered not to reveal nor better enhance the significance of the heritage asset. The scheme is considered contrary to Camden Local Plan policies D1 and D2, and NPPF paragraph 202. The less than substantial harm is not considered to be outweighed by any public benefit. Furthermore no justification for the harm has been provided.

Informative(s):

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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 2021.

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