

Application ref: 2022/2658/L  
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**Development Management**  
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Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**120 Euston Road**  
**London**  
**Camden**  
**NW1 2AL**

Proposal: Internal alterations of refurbishment to ground floor, basement and internal bar including tiling, retention of lobby and lighting alterations, and external alterations to the front and side facades including new tiling, lighting and glazing and associated works.

Drawing Nos: 01; 02; 03 (Rev E); 04; 05 (Rev C); 6 (Rev E); 12; 13 (Rev B); 14 (Rev B); JTS/7132/01; Planning and Heritage Statement (dated 24/02/23); Materials Palette - The Rocket (dated 22/02/2023)

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:

01; 02; 03 (Rev E); 04; 05 (Rev C); 6 (Rev E); 12; 13 (Rev B); 14 (Rev B); JTS/7132/01; Planning and Heritage Statement (dated 24/02/2023); Materials Palette (dated 22/02/2023)

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.

- 4 The new exterior paintwork and tiled entrance steps to the external ground floor, front and side elevations as shown on drawing nos. '13 Rev B' and '14 Rev B', of the development hereby permitted shall be finished in the colours and materials within the approved document 'Materials Palette - The Rocket (dated 22/02/2023)'.

Reason: To safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting consent:

The Rocket is a Grade II listed pub dating from 1899. It is not located in a conservation area.

The proposals comprise external alterations including removal of existing extraction fans and replacement with glazing to match the existing on the building to the front and side elevations, replacement fascia panels and refurbishment works to existing awnings and tiling of entrance steps. The lobby and existing lighting positions are to be retained and there are no new lighting positions proposed. The external changes are considered acceptable in terms of detailed design and are considered not to result in undue harm to the special architectural and historic interest of the host listed building.

The proposals also include internal refurbishment alterations to the ground floor and basement of the pub. The ground floor and bar proposals include new tiling to the floor, alterations to the lighting in the bar area, and various redecoration and refurbishing works. In the basement, the proposals involve the refurbishment of the WC area and the retention of the lobby area.

The proposed tiling for the floor is appropriate for the style/age of the building. The addition of copper conduit to ceiling with existing lighting positions retained

is supported. The retention of the lobby area would preserve the architectural integrity of the building. The refurbishment will not make any irreversible changes at the expense of historic fabric, and will not harm the special interest of the listed building.

Revisions were secured to omit inappropriate alterations including proposed glazed tiles to the external parapet and planters, and internal neon lighting and LED colour, and additional information was provided for the proposals to replace the four existing awnings, install internal heaters, and new decoration to fascia level.

No objections have been received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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.

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 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



Daniel Pope  
Chief Planning Officer