



When a previous proposal to redevelop the Castle public house was rejected by the council and subsequently refused at appeal, Planning Potential were appointed to bring forward a new scheme and provide a solution. Overcoming considerable opposition, we were able to secure consent, at appeal, for a revised development of offices with eight flats above.

Redevelopment proposals for the former Castle public house at 147 Kentish Town Road were refused at appeal in May 2014. We were subsequently instructed to bring forward a new proposal and secure the consent required to enable redevelopment. The former pub was not listed, nor was it within a Conservation Area, but an Article 4 Direction was served on the property preventing its demolition.

It was agreed as part of pre-application discussions with council officers that the historic façade would be retained and incorporated into the new development scheme. The revised scheme proposed office use at basement and ground floors, with eight self-contained dwellings over the three upper floors.

Following detailed discussions and negotiations with the council, the planning application was recommended for approval by the case officer. Owing to the previous appeal decision and the condition of the site, councillors unfortunately chose to overturn the officers' recommendation and the application was refused at committee in January 2015.

We submitted an appeal within two weeks and this was allowed, following a site visit, in July 2015. The Inspector agreed that whilst the proposed scheme would be wider and taller than the existing premises, it would not have an unduly overbearing effect. He also commented that bringing the disused site and non-designated heritage asset back into a viable use, the proposal as a whole would help to preserve and enhance local character and distinctiveness.

Summary of achievements

- Provision of pre-application advice and a pre-planning application report
- Consultation with neighbours
- Preparation of a Planning Statement and Statement of Community Involvement
- Running the planning appeal
- Reducing the S106 obligations by ensuring the CIL regulations were met

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