

Design, Access, and Heritage Statement

(including Schedule of Works)

**The Washington Pub
England Lane
Hampstead
NW3 4UE**

Contents

1. Introduction	2
2. Site and Surroundings	3
3. Proposed Development/Schedule of Works and Planning History	5
4. Policy	6
5. Design and Access Principles	9
6. Heritage	10
7. Conclusion	12

1. INTRODUCTION

- 1.1. This Design, Access and Heritage Statement has been prepared in relation to the proposed ground floor external and internal alterations at The Washington Pub, 50 England Lane, Hampstead, NW3 4UE.
- 1.2. It aims to address the relevant design, access and heritage matters connected with the proposed development taking into consideration the site's context in the Belsize Conservation Area and the character and significance of the building, which is Grade II listed.
- 1.3. In terms of its structure, the Statement describes the site and its surroundings (Section 2), followed by an explanation of the proposal and relevant planning history in Section 3 and a review of policy in Section 4. Section 5 considers the key design and access principles while heritage issues are addressed in Section 6. The conclusions are provided in Section 7.

2. SITE AND SURROUNDINGS

- 2.1. The property, which is the subject of this application, is located at the intersection of England Lane, Belsize Park Gardens and Primrose Hill Road.
- 2.2. It is a three-storey building with frontages along England Lane and Belsize Park Gardens. Its main entrance is located on the corner where these two streets meet. The external ground floor treatment differs from that at the first and second floor. The ground floor consists of a series of large, rusticated stone bricks that have been painted in dark red. The windows are multi-paned with vermiculated dressings. The entrance doors are surrounded by Corinthian columns and an ornate plinth/entablature above. The latter feature appears to run above windows and doors along the Belsize Park Gardens but only above the doors on the England Lane frontage.
- 2.3. At above ground floor level, there is a rendered treatment of the façade, which is painted in cream. At first floor level, there are four, large architraved sash windows on the Belsize Park Gardens. Each are four paned with an ornate plinth above. The plinths alternate between a circular and triangular treatment. There is a fifth window, which is also sash and is split into three with a large window in the middle and two smaller windows either side. Again, there is a plinth above. At the second-floor level, the windows replicate the style and form of windows beneath but are smaller in size and do not have a plinth above. They have detailed surrounds instead.
- 2.4. On the England Lane frontage, a similar form of treatment occurs with three large sash windows with plinths above at the first-floor level. The plinths also alternate between triangle and circular treatments. Above each of these windows are smaller sash windows with detailed surrounds.
- 2.5. The corner of the property contains two fascia signs. One is at the first-floor level and is larger and is contained within a simply framed surrounds. A smaller sign sits above, which is a painted portrait of George Washington in a pedimented aedicule.
- 2.6. Internally, the Washington is notable for its interior, which although altered in modern times, retains many original fixtures and fittings, including mosaic flooring, timber and glasswork, and a fine series of the decorative mirrors which were popular with late-Victorian pub owners. All appear to date from a refitting in around 1890.
- 2.7. The lobby off Belsize Park Gardens has a floor mosaic proclaiming 'Washington Hotel' and offering 'Billiards' as an added inducement to enter. Ornamental door glass advertises 'hotel lounge' and 'hotel bar'. The servery is placed in the centre of the pub, with a large wooden screen, glazed in its upper parts, dividing the space to one side of it. Remnants of screenwork survive elsewhere in the pub. To the rear is a series of large back-painted mirrors, depicting herons, songbirds, and flora of various types.
- 2.8. The listed building description for the property states:
- "It is a Public house on a corner site dating from c1865. Built by developer Daniel Tidey. Stucco, the ground floor channelled to appear as ashlar. 3 storeys and cellars. 3 windows to England Lane, canted corner with entrance and 5 windows to Belsize Park Gardens (2 in slightly projecting bay). Entrance has Corinthian columns supporting an entablature; part glazed double doors. Ground floor windows with vermiculated surrounds, most flanked by Corinthian columns supporting entablatures, the cornice of which continues above those without. 1st floor architraved sashes with keystones, console bracketed segmental pediments alternating with triangular pediments, and bracketed sills. 2nd floor sashes architraved with keystones. Projecting cornice and blocking course. Above the entrance, a painted portrait of George Washington in a pedimented aedicule. INTERIOR: c1890 with tiles, etched glass, and mahogany fittings."*
- 2.9. The property has been in use as a public house for over a century and a half, albeit under a number of different operators. The proposal intends to continue this use. In this instance, the operator, Mitchell & Butlers, is seeking to update and refresh the pub to meet changing customer whilst reflecting the history of the property. As such, they will be undertaking minor external and internal alterations to ensure the operation and layout of the grounds floor better reflects modern requirements.
- 2.10. Regarding the wider context, the north side of England Lane was incorporated within the Conservation Area as part of an extension in 2002. The Belsize Conservation Area Appraisal provides a detailed summary of Belsize Park Gardens and England Lane and the surrounding heritage and conservation context of the application site.
- 2.11. It notes that the property was developed by Daniel Tidey. The appraisal notes that Tidey developed the area between 1840 – 1870 for a mixture of large villas, mews blocks and terraced development. The Washington dates back to circa 1865 whilst the area around the property appears to have been constructed during the 1870S with England's Lane being constructed for smaller terraced housing that previous developments.

- 2.12. The appraisal notes that the northern side of the street and its western end is generally characterised by three to four storey terraces with shops at ground level and residential above. The shopfronts retain a variety of original details including scrolls, pilasters, fascia's, doors, and frames. The upper floors have classically detailed window surrounds, and the sizes of the windows diminish on each successive upper floor. These terraces are set at the back of the pavement and provide a significant degree of enclosure and urban character to the western end of the street.
- 2.13. In terms of the application site, it states The Washington Public House, at the west end of England's Lane, was built in 1865 by the developer Daniel Tidey and is listed Grade II. The ground floor is faced in rusticated render with vermiculated dressings to the windows. The upper three floors are rendered with pedimented windows at first floor.

3. PROPOSED DEVELOPMENT/SCHEDULE OF WORKS AND PLANNING HISTORY

Proposed Development/Schedule of Works

- 3.1. The proposals that are the subject of this Listed Building Consent Application are minor. They relate to the following work to the structure of the building:
- Remove stud partition at first floor level and create new doorway to toilet.
 - Extend bar counter.
 - Remove stud work and toilet door in existing Ladies Toilet.
 - Relocate Gents Toilet and add in urinals.
 - Remove stud partitions around Gents toilet and relocate Ladies Toilet to area.
 - Remove urinals.
 - Repaint external ground floor from dark red to Farrow & Ball Railings (Dark Grey) colour; and
 - Square off brass windows sills to create shelves at ground floor level.
- 3.2. Each is minor in nature and will not relate to a fundamental change to the structure, layout, and historical import of the building, albeit the impact of these minimal amendments in terms of heritage, design and access are addressed in the following sections. The proposed changes will allow for an increased seating area on the ground floor and a larger food preparation area at a first-floor level.
- 3.3. Other changes are proposed to the internal areas of the public house, but these relate to the redecoration and replacement of furniture. They form part of a wider new interior design treatment of the property, which aims to refresh and update the internal decoration.

Planning History

- 3.4. The site's recent planning history is limited to two applications in 2014. Listed Building Consent was granted in April 2014 (App No: 2014/0524/L) for external alterations including replacing corner lantern with new lantern supported on existing bracket, repainting hanging sign and elevation at ground floor level, and replace existing high level corner signs. It was considered, in this instance, that the proposals would be acceptable and preserve the special interest of the listed building.
- 3.5. A similar approach was adopted with an advertisement application for replacement of non-illuminated hanging sign and replacement of existing non-illuminated high level corner signs (App No: 2014/0929/A).
- 3.6. The repair of external window surrounds and stucco detailing at ground and first floor level was approved in August 2012 (App No: 2012/2696/L). For this application, the works were considered necessary to preserve these features of architectural interest and the proposed methodology was considered to be appropriate.

4. POLICY

4.1. This section assesses relevant extant and emerging policy. It covers the site’s designation as well as design, access, and heritage policy. It also considers guidance at a national level as well as supplementary planning documents that are of relevance to this submission although the Belsize Conservation Appraisal was addressed as part of the site context in Chapter 2.

Heritage Legislation

4.2. The Planning (Listed Buildings and Conservation Areas) Act 1990 is the primary legislation and foundation on which further policy, and guidance relating to the conservation of the historic environment is built. Section 66 of the Act relates to the 'general duty in respect of listed buildings when in exercise of planning functions', with Section 66 (1) stating that when deciding whether to grant planning permission for a development, special regard must be given by the local authority to the ‘desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses’.

4.3. Section 72 of the Act relates to the 'general duty as respects conservation areas in exercise of planning functions', with Section 72 (1) of the Act stating that in ‘exercising planning functions, special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area’.

National Planning Policy Framework (NPPF) (2021)

Heritage

4.4. The NPPF uses slightly different terminology to the Act and emphasises that authorities should take account of ‘the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation’.

4.5. ‘Conservation’ is defined within the NPPF as the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

4.6. No definition of ‘preservation’ (or any variant) is contained within the document. However, Historic England advise that both ‘conservation’ and ‘preservation’ are concerned with the management of change which seeks to sustain the special interest or significance of heritage assets. ‘Conservation’ has the addition of taking opportunities to enhance significance where it is possible and considered to be appropriate. This is discussed in Historic England’s 2018 publication Decisions: Legal Requirements for Listed Building and Other Consents.

4.7. The NPPF also helps to define other key terms within heritage policy. These are provided within the table below:

Term	Definition
Heritage Assets	<i>“A building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).” (p.68)</i>
Significance	<i>“The value of a heritage asset to this and future generations because of its heritage interest, this interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.” (p.73)</i>
Setting of a Heritage Asset	<i>“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.” (p.73)</i>

4.8. NPPF Paragraph 194 stipulates that applicants are required to describe the significance of the heritage assets affected and the contribution made by their setting. Local authorities should also identify and assess the significance of the heritage assets affected by a proposal. This should be considered when assessing the impact of a proposals on a heritage asset (Paragraph 195). Paragraph 197 of the NPPF also states that when determining applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

- 4.9. Paragraph 199 stipulates that great weight should be given to an asset's conservation when considering the impact of a proposed development on its significance. The weight given should reflect the importance of the asset.
- 4.10. Where harm to the significance of a designated heritage asset is identified, the NPPF requires clear and convincing justification of the proposals (Paragraph 200).
- 4.11. Paragraph 201 states that, where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- The nature of the heritage asset prevents all reasonable uses of the site; and
 - No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - Conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
 - The harm or loss is outweighed by the benefit of bringing the site back into use.
- 4.12. Paragraph 202 states that, where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Design

- 4.13. In terms of design, the NPPF states, at Paragraph 126, that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 4.14. In addition, NPPF Paragraph 134 states that applications that are not well designed will be refused, especially where they fail to reflect local design policies and government guidance on design, consider any local design guidance and supplementary planning documents such as design guides and codes.
- 4.15. Conversely, significant weight should be given to:
- Development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
 - Outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

The London Plan (March 2021)

- 4.16. The London Plan was adopted in March 2021 and relevant policies include:
- Policy SD6 – Town centres and high streets – notes that the vitality and viability of London's varied town centres should be promoted and enhanced by encouraging strong, resilient, accessible, and inclusive hubs with a diverse range of uses that meet the needs of Londoners, including main town centre uses, night-time economy, civic, community, social and residential uses.
 - Policy D4 – Delivering good design – states that Design and Access Statements submitted with development proposals should demonstrate that the proposal meets the design requirements of the London Plan.
 - Policy D5 - Inclusive Design - requires development proposals to achieve the highest standards of accessible and inclusive design, including being designed to consider London's diverse population; provide high quality people focussed spaces that are designed to facilitate social interaction and inclusion and be convenient and welcoming with no disabling barriers.
 - Policy HC 1 - Heritage Conservation & Growth – indicates that development proposals affecting heritage assets, and their settings, should seek to conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed.

Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

- Policy HC7 - Protecting Public Houses - States that boroughs should protect public houses where they have a heritage, economic, social, or cultural value to local communities. It goes on to note that pubs are a unique and intrinsic part of British culture. Many pubs are steeped in history and are part of London's built, social and cultural heritage. However, pubs are now under threat from closure and redevelopment pressures, with nearly 1,200 pubs in London lost in 15 years.

Camden Local Plan (2017)

- 4.17. The Development Plan for the application site is formed by the Camden Local Plan, which was adopted in 2017, the Site Allocations Plan (2013), a series of Area and Action Plans as well as a number of 'made' Neighbourhood Plans. It considers public houses in Policy C4 in the adopted Local Plan. This policy states that the Council will seek to protect public houses which are of community, heritage, or townscape value.
- 4.18. Policy D1 considers design issues and notes that the Council will seek to secure high quality design in development. The Council will require that development respects local context and character, preserves or enhances the historic environment and heritage assets in accordance with Policy D2 (Heritage) and is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation.
- 4.19. However, the key policy is Policy D2 – Heritage. This policy states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets. The Council will not permit the loss of, or substantial harm, to a designated heritage asset, including conservation areas and Listed Buildings. In addition, the Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.
- 4.20. The Council will also require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area. In terms of listed buildings, the Council will resist the total or substantial demolition of a listed building; for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and resist development that would cause harm to significance of a listed building through an effect on its setting.

Supplementary Planning Guidance

- 4.21. The Council produced a SPD on Community Uses, Leisure Facilities and Pubs in 2021. It notes the importance of retaining pubs as a source of supporting strong communities. It states at Paragraph 4.2 that pubs in the borough, even where they are well-used and trading successfully, are vulnerable to being lost due to the development value that conversion of the premises to other uses can realise. Pubs are often located in attractive, prominent locations in the heart of the community and operate from buildings distinguished by the quality of their architectural design and detail.

Summary

- 4.22. It is clear from the above policy review that there is support for the retention of pubs in local policy, which this proposal complies with, as it will help refresh and retain the pub in its current use. The proposal relates to some minor external and internal amendments and, as it will be set out, it is considered that these changes will not have an adverse impact on the layout, structure or heritage significance of the pub but will merely allow it to continue to function and flourish in this location.
- 4.23. Turning to local guidance, the proposal is in accordance with London Plan Policies HC1 and HC7 and Camden Local Plan Policies D1 and D2. The proposed development is minimal in extent, resulting in no harm to the significance of the building and allowing the pub to continue in this location, as it has for many years.

5. DESIGN AND ACCESS PRINCIPLES

5.1. Part of the purpose of the Design, Access and Heritage Statement is to explain the design principles and concepts that have been applied. Guidance also states that there is a requirement to appraise the context of the site and how development considers that context whilst also setting out how access to the development has been addressed.

5.2. Section 2 has already appraised the context of the site; this chapter will show how the proposal considers this context from a design and access perspective.

Use

5.3. The proposed development will not change the use of the building. However, the proposals will allow for the current occupier to refresh their offer.

Layout

5.4. The proposed will result in a minor change in the layout in terms of relocating the gents and ladies toilets thereby creating new space for additional covers with a further small change to allow for an increased food preparation area. These minor changes form part of wider proposals to refresh and update the interior design treatment.

5.5. The new partitions will be installed in a sensitive way with the attachment of the stud wall to the existing wall being kept to a minimum. The opening of the new doorway for the staff toilet is minor change. The design approach is to keep any works to a minimum.

Amount (Density, Scale and Massing)

5.6. There will be no change to the amount of development in terms of density, scale, and massing.

Appearance

5.7. The only change to the external appearance of the building will be the repainting of the ground floor level from dark red to dark grey (Farrow & Ball Railings colour). This is a more muted colour and is more in keeping with the wider Conservation area. The brass windows sill will also be squared off to create shelves. Internally, the building will change its appearance, as it will be refreshed by the current occupier. The minor changes to the listed building will form part of this refurbishment and are likely to be indistinguishable from the wider fit-out.

Access

5.8. Access to the building will not be altered with level access into the unit continuing to be provided. Access for all will be ensured within the internal layout of the restaurant.

Summary

5.9. It is considered that this section of the Statement conveys the relevant design and access related matters of the proposed development.

5.10. The proposed development is minor in extent and is required to the refresh of the external ground floor and the internal areas of the pub. This will allow the listed building to secure its optimum viable use with only minor alterations.

5.11. The principles adopted by the proposed development are in accordance with the Development Plan and the NPPF. The proposed alterations to the listed building have been kept to a minimum but will still allow for the current operator to occupy. It is considered that the changes will not adversely affect the structure of the building, as, in effect, it is introducing some new partition stud work and relocating the doorway for the staff toilet. This will not lead to substantial harm to the significance of a designated heritage asset whilst there would be public benefits of the proposal in that it would retain the use of this building in a prominent location whilst increasing operational space.

The continued use of the building means that proposals will preserve the wider townscape of Belsize Conservation Area. In addition, as the external alterations are minor relating to a change in paint to a more muted colour, the proposals will not cause harm to the character or appearance of the conservation area and will respect the character, appearance and setting of the locality.

6. HERITAGE

- 6.1. The Washington is a Grade II listed building (UID – 1078300). It was listed on 30th January 1976. The property sits within the Belsize Conservation Area. These are the two designated heritage assets relevant to the application proposal.
- 6.2. The listed building descriptions states that the building dates from the mid-18th century. It is a prominent three storey corner building that terminates a terrace of similar stucco buildings. The ground floor is channelled to appear ashlar with the above first and second floor having a rendered finish with sash windows. The ground floor windows have vermiculated surrounds, mostly flanked by Corinthian columns supporting entablatures. The first-floor windows are architraved sashes with keystones, console bracketed segmental pediments alternating with triangular pediments, and bracketed sills. The second-floor windows are also architraved with keystones. Above the entrance, there is a painted portrait of George Washington.
- 6.3. The Conservation Area Appraisal notes that the application site and neighbouring buildings are generally characterised by three to four storey terraces with shops at ground level and residential above. The shopfronts retain a variety of original details including scrolls, pilasters, fascia's, doors, and frames. The upper floors have classically detailed window surrounds, and the sizes of the windows diminish on each successive upper floor. It states the Washington Public House, at the west end of England's Lane, was built in 1865 by the developer Daniel Tidey and is listed Grade II. The ground floor is faced in rusticated render with vermiculated dressings to the windows. The upper three floors are rendered with pedimented windows at first floor.
- 6.4. The requirement of this Design, Access and Heritage Statement is to set out the potential impact of the proposed works and demonstrate how they will preserve and enhance the special architectural and historic importance of the building as well as the building setting.
- 6.5. In these terms, we note that the property has a limited planning history over the past twenty years with only two applications submitted in relation to minor external and internal alterations as well as new advertisement signs. These applications were approved by the Council. The most recent of which was in 2014 (App No: 2014/0524/L). Regarding this submission, the Planning Officer considered, in this instance, that the proposals would be acceptable and preserve the special interest of the listed building.
- 6.6. The proposals – subject to this application submission – are of a similar form, nature, and extent.
- 6.7. The changes proposed are minor in that they relate to the removal of a series of partition walls in the gents, ladies, and staff toilets. These walls are modern features and are not original. These proposed changes will not impact on the structure or layout of the internal area of the listed building and will not adversely impact the character or significance of the building given the previous alterations that have taken place on site. Moreover, and if required in the future, these works can be reversed. In addition, it is proposed to repaint the ground floor external area from dark red to a dark grey. It is considered that this is a more appropriate and muted colour for the wider Conservation Area.
- 6.8. Moreover, the proposed changes will allow for the current operator to refresh and improve the listed building. The proposed changes will allow for more seating and operational area to be created and more space in the kitchen preparation area. This will allow Mitchell & Butlers to improve their operation and ensure the continued viability of the pub.
- 6.9. In these terms, reference is made to NPPF Paragraph 202, which states where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. However, it is our view that that the proposals will not represent any harm to the listed building and that NPPF Paragraph 202 is not engaged.
- 6.10. In addition, local policy in the form of London Plan Policy HC 1 - Heritage Conservation and Growth seeks for development proposals affecting heritage assets to be sympathetic to their significance and appreciation within their surroundings. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process. Moreover, it continues in Policy HC7 - Protecting Public Houses - that boroughs should protect public houses where they have a heritage, economic, social, or cultural value to local communities. It goes on to note that pubs are a unique and intrinsic part of British culture.
- 6.11. There is also adopted Local Plan Policy D2, which states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets. Supplementary Planning Guidance also supports the retention of pubs within the Camden area.

- 6.12. In light of this, the proposal will not result in any harm, as it is minor in nature and makes minor changes to the layout in terms of re-orientating the layout of the toilet areas through the removal of partition walls and the repainting of the ground floor. Moreover, similar alterations were made following the approval of an application in 2014. In this instance, the Council considers that the proposals were sensitive to the listed building. Notwithstanding that we do not consider that the proposal will create any harm, we note that there are public benefits that lead from the proposals such as the continued use of the property as a pub which is supported in the London Plan and adopted Camden Plan.
- 6.13. The external changes are minor thus the special architectural or historic merit of the Pub and England's Lane and wider Belsize Conservation Area will be preserved. The proposed changes are also entirely reversible.
- 6.14. As stated, the proposed alterations to the property are considered to be minimal, therefore, NPPF Paragraph 194 should be applied in that the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As such, it is considered that the evidence in this Design, Access, and Heritage Statement is sufficient to consider the proposals.
- 6.15. Accordingly, it is considered that the proposed development aligns with heritage policy as set out in the Development Plan and NPPF.

7. CONCLUSION

- 7.1. It is considered that this Statement aptly conveys the design, access and heritage principles that have informed the proposal.
- 7.2. The level of information and investigation provided is proportionate to the proposed changes to The Washington, England's Lane, Hampstead. These changes are minimal in that they include the installation of stud wall partitions to allow for the relocation of toilet space, the repainting of the ground floor exterior, and the moving to the doorway in the staff toilet. This will allow for more operational and food preparation space internally and provide for a more appropriate and sensitive treatment of the outside area. In each instance, care will be taken to ensure any disruption to the listed building will be kept to a minimum.
- 7.3. The justification for the proposed changes to the building is that it will allow for a refresh of the internal areas being undertaken by the current operator, Mitchell & Butlers, thereby allowing the pub to continue in its existing viable use. This supports wider policy in the London and Camden Plans regarding the protection of pubs.
- 7.4. The proposal will not result in any harm and will preserve the wider townscape of the Belsize Conservation Area. It will not cause harm to the character or appearance of the conservation area and will respect the character, appearance and setting of the locality.
- 7.5. The proposal is therefore considered to comply with the Development Plan and the provisions set out in the NPPF.