

Design, Access, and Heritage Statement

The Engineer
65 Gloucester Avenue
Primrose Hill
NW1 8JH

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1. INTRODUCTION

1.1. This Design, Access and Heritage Statement has been prepared in relation to the proposed alterations to internal areas of the Engineer, 65 Gloucester Avenue, Primrose Hill, NW1 8JH.

1.2. It aims to address the relevant design, access and heritage matters connected with the proposed development, taking into consideration the fact that the building is Grade II listed and is located in Area 2 of the Primrose Hill Conservation Area.

1.3. In terms of its structure, it is as follows:

- Section 2 describes the site and its surroundings.
- An explanation of the proposal is contained in Section 3.
- The relevant planning history and a summary of the pre-application discussions is in Section 4.
- A review of design and heritage policy is contained in Section 5.
- Section 6 considers the key design and access principles.
- Heritage matters are addressed in Section 7; and
- The conclusions are provided in Section 8.

2. SITE AND SURROUNDINGS

The Site

- 2.1. The pub, which is the subject of this application, is located on a corner plot fronting Gloucester Avenue whilst its side elevation faces Princess Road to the west. It consists of a three-storey building with a different ground floor treatment to the first and second floor. The ground floor has a white rendered finished and is detailed with a series of stucco surrounds. It has large windows and two entrances to the pub. At above ground floor level, it is predominantly brick with stucco surrounding the four pane sash windows.
- 2.2. The Engineer Public House is a Grade II listed building (list entry – 1342071) on 11th January 1999, this includes the building's attached wall. The list entry describes the building as:

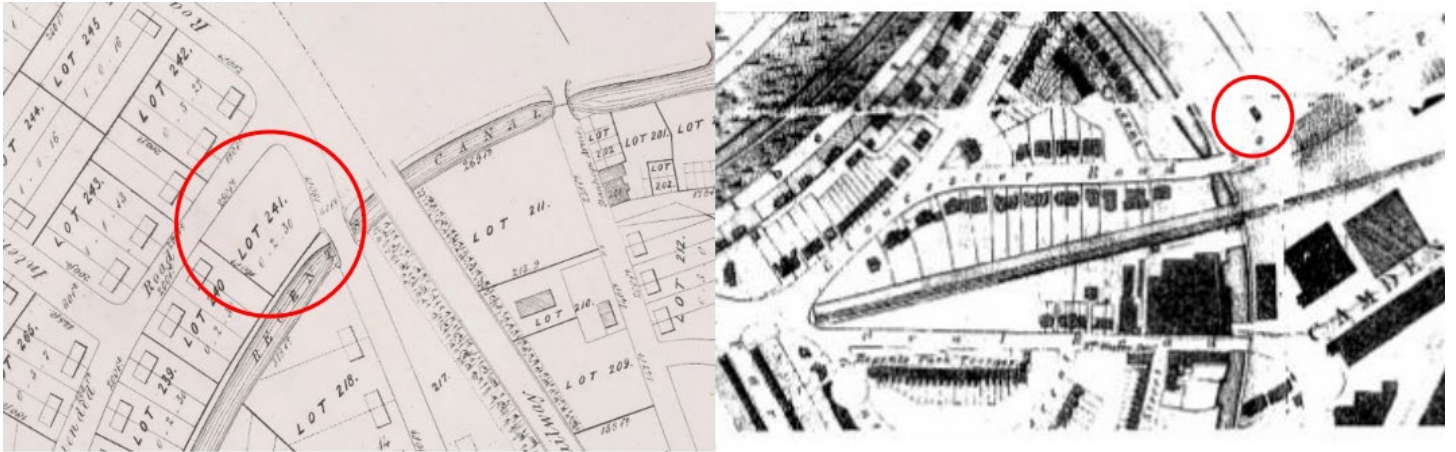
“Public house. c1845-50. Built for Calverts the brewers. Brown stock brick with stucco ground storey and dressings. Slate roof. Italianate style. EXTERIOR: square composition of 3 storeys on all sides, with strong bracketed cornice and parapet and heavy quoins at angles. Fronts towards Gloucester Avenue and Princess Road with stuccoed facade and windows to bar along ground storey, probably later C19 and incorporating projecting iron light fixtures in the form of dragons left and right of entrances; upper portions with 3 windows with stucco surrounds and keystones on each of 2 storeys, the centre windows at first-floor level having swept sides and pediments. The 2 rear facades less symmetrical, with external chimneybreasts protruding and breaking through parapets. INTERIOR: the bar interiors have lost all fittings of special interest save for their cornices, but the exterior makes for a good example of an early Victorian public house. SUBSIDIARY FEATURES: high stuccoed wall continues along Princess Road in front of yard.”

Photograph of The Engineer



- 2.3. The Engineer is located in Area 2 of the Primrose Hill Conservation Area, which was designated and was later extended in June 1985 to include the north part of Erskine Road. Within Area 2, there are a series of mid to late Victorian terraces, shops, small businesses, several public houses and late 19th century multi-coloured brick buildings. In the 2001 appraisal, the pub's frontage was deemed to be 'of merit' and also appears in the list of properties unlikely to be suitable for roof extensions and alterations. It is also classed as making a 'positive contribution' to the area.
- 2.4. The exact construction date of The Engineer is not known; however, it was built sometime between 1840 and 1849 as seen in the comparison of the two maps from 1840 and 1849 below. Some records state that it was built after 1845 for Calvert Brewers, later called Hoare & Co and subsequently Charrington. The 1840 plan, below left, shows the estate sale when Calverts bought the site. They also owned the nearby Chalk Farm Tavern.

1840 - Plan of the Estate in the vicinity of The Regent's Park - Compared to 1849 Map (sites circled)



Source: The British Library and primrosehillhistory.org

- 2.5. The Primrose Hill Conservation Area was originally part of the Southampton Estate until 1840 when it was sold in freehold portions for development. Therefore, The Engineer was built not long after this alongside many large semi-detached and detached villas. Most of the estate's development was concentrated around Regent's Park and towards Camden Town, where the pub is located.
- 2.6. Gloucester Avenue was originally called Southampton Road in the 1856 directory (and also seen in the top right of the 1849 map above), then Gloucester Road and finally Gloucester Avenue by 1934. The pub has also been labelled several similar names including The Engineers' Tavern in 1882 and as The Engineers in 1895/1899.
- 2.7. One of Britain's most famous engineers, Isambard Kingdom Brunel, acted as the inspiration for the pub's name and appears on its signage. Some records claim that Brunel built the pub as he may have had a role in the nearby canal's construction. There are also claims of boarded-up passages in the basement which lead towards the canal. There are dining rooms on the left and upstairs, called the Brunel Bar and Engine Room, because of this historic connection with Brunel. Some have also stated that Brunel had his offices in The Engineer.
- 2.8. However, the bar's interior has lost all fittings of special interest except for its cornices. Although, as noted in the listing description, the exterior is a good example of an early Victorian public house. The pub was modernised in 1992.

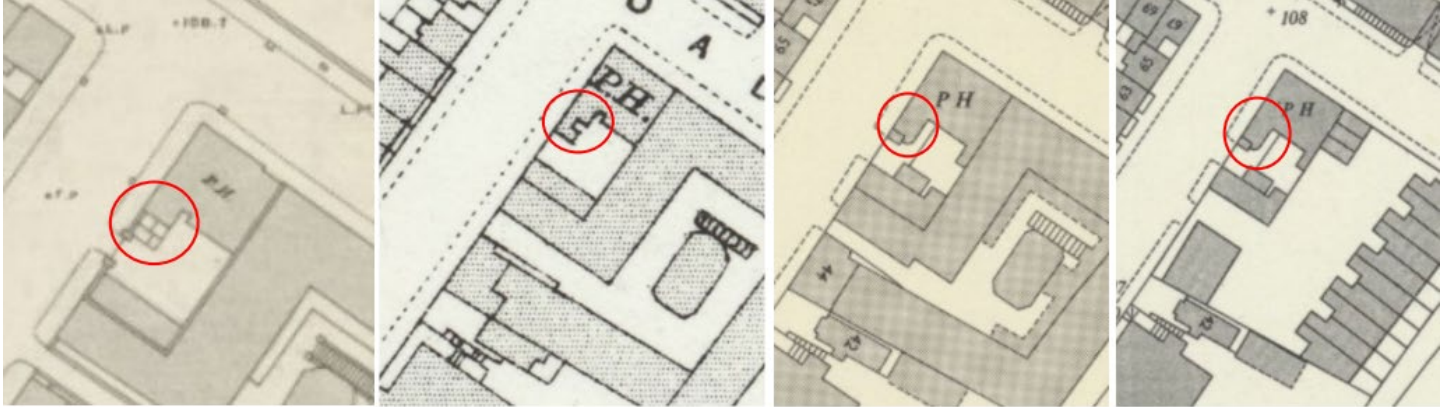
The Engineer in the 1970



- 2.9. Ordnance Survey maps demonstrate the pub's expansion in the 19th and 20th centuries. In the late 19th century, the pub had a rear extension/yards alongside Princess Road.

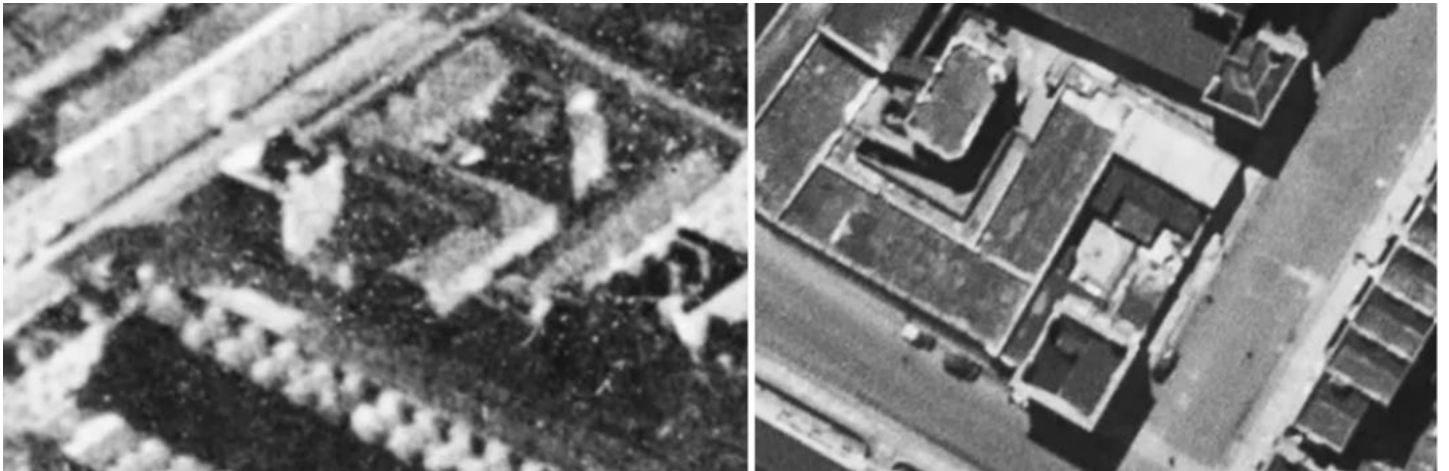
- 2.10. The 1953 map also shows another extension to the south-east corner alongside what was a block of houses and the rear extension/yard visible in the 1873 map appears to have been rebuilt. By 1971, the block was removed and three small garages took its place which improved the views of the pub. These garages still exist today directly next to The Engineer.

Ordnance Survey Maps from 1873, 1916, 1953 and 1971 (Extensions Circled)



- 2.11. There are some aerial photographs available of the site, shown below. It is unclear whether the extension was constructed in the 1925 aerial photograph due to the quality of the photograph. The 1946 photograph does seem to show the curved profile of the rear extension. This means that the extension was constructed between 1916 and 1946.

Aerial Photographs from 1925 and 1946



3. PROPOSED DEVELOPMENT

- 3.1. The proposals that are the subject of the full and listed building consent applications are considered to constitute minor development. They relate to – predominantly - internal alterations to the pub and are as follows:
- Removal of small store in the basement and introduction of new studwork to form a kitchen preparation area.
 - Removal of nibs either side of the kitchen pass.
 - Removal of internal wall within kitchen single-storey extension.
 - Reconfiguration of internal toilets at ground floor level to improve accessibility.
 - Installation of external walk in cold room to part of external yard area with new door opening to previous kitchen extension; and
 - Part removal of first floor wall between function rooms to link spaces or conversion of smaller function room to create additional toilets.
- 3.2. The above will not cause a fundamental change to the structure, layout, and/or 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.
- 3.3. These changes form part of a wider refurbishment of the pub, which includes a new interior design treatment of the property, which aims to refresh and update the pub to ensure that it continues to attract customers.

4. PLANNING HISTORY AND PRE-APPLICATION DISCUSSIONS

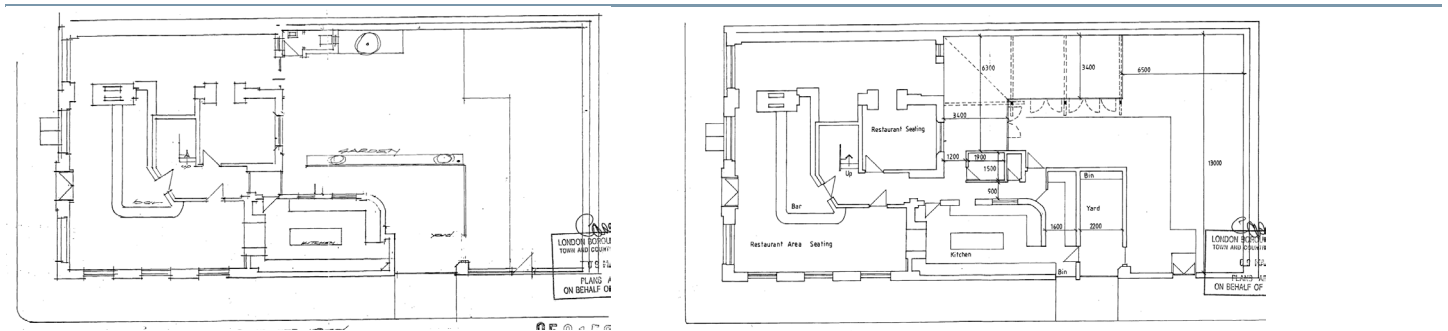
Planning History

4.1. The Council’s online register indicates that site’s planning history dates back to 1978, albeit it is likely works that required planning permission proceeded this date. The following table set out the site’s planning history:

Application Ref:	Description	Decision
2022/1626/P	Installation of two traditional fabric awnings on the principal elevation of the Engineer Public House.	Refused 01-12-2022
2022/0997/L	Installation of two traditional fabric awnings on the principal elevation of the Engineer Public House.	Refused 30-11-2022
2022/0483/P	Refurbish customer rear garden and erect a pergola with retractable roof.	Approved 06-07-2022
2016/1161/L	The extension of the garden canopy and new trellis, repainting of signage and replacement of lanterns and garden gate with some internal alterations.	Approved 27-04-2016
2015/6985/P	The extension of the garden canopy and new trellis, repainting of signage and replacement of lanterns and garden gate to public house (Class A4).	Approved 27-04-2016
2013/2816/TC	5 Tables and 15 Chairs Monday to Sunday: 09:00 to 23:00 New Application	Refused 24-07-2013
2003/0437/L & PEX0300246/P	Retention of security spikes on top of the boundary wall fronting onto Princess Road.	Approved 05-08-2003
9501585R1	Erection of a single storey conservatory at rear ground floor level, erection of single storey extension, the removal of the metal railings on the side boundary wall and increase the height of the wall, and installation of two entrance gates; as shown on drawing Numbers: 1157A/L05A, L06/07/08A, L02, L03 and L04	Approved 10-05-1996
8601423	Retention of external alterations including the rendering of the existing brick wall to the beer garden and the replacement of part of the brick wall with iron railings.	Approved 08-10-1986
25749	The erection of a fire escape staircase at the rear.	Approved 23-02-1978

4.2. Of these, we would note In 1996, there was an application for a rear conservatory extension, shown in the existing and proposed ground floor plan below. This also included an adjoining structure and yard structures, as shown below. This application was approved.

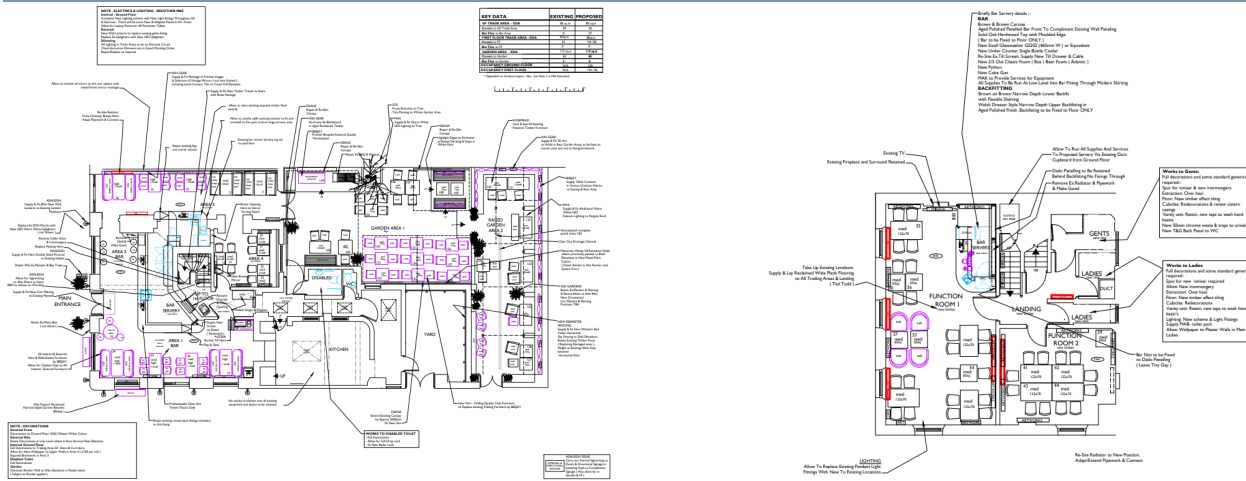
1996 Existing and Proposed Plans



Source: Camden Council

4.3. In 2016, planning permission was applied for some internal modifications. This included lighting improvements and general redecoration on the ground and first floors. The plans also included a new bar on the first floor. The proposed plans below illustrate that it is likely that the rear conservatory from 1996 was either not constructed or was demolished but the other proposed structures are still evident in the floor plan. This application was also approved.

2016 Ground Floor Plan and First Floor Plan



Source: Camden Council

4.4. More recent planning applications largely related to external alterations to the rear garden in terms of the introduction of a pergolas and awnings, with the former being approved and the latter refused (App Nos: 2022/0483/P, 2022/0997/L and 2022/1626/P).

4.5. The last two applications were refused on the grounds that the proposals were 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 were considered to cause harm to the historic fabric and obscured views of the main elevations of the pub. The proposed development, by reason of its siting, size, and design, would constitute visual clutter and have an unacceptable detrimental impact on the character and appearance of this part of the Primrose Hill Conservation Area contrary to Policy D1 (General design principles) of the Camden Local Plan 2017.

Pre-Application Discussions

4.6. Given the sensitivity of the site, the applicant’s consultant team sought pre-application advice from the Council regarding the proposed development. Discussions were held with Planning and Conservation Officers during the course of the summer 2024. The pre-application response was received on 24th September 2024.

4.7. In this instance, Officers advised that the pub had townscape value and made a positive contribution to the character and appearance of the Primrose Hill Conservation Area. In light of this, Officers then set out their thoughts on the impact of each element on the significance of the heritage asset.

4.8. In considering the removal of the inner wall and nibs within the previous kitchen extension to improve space, Officers stated that the inner walls of this space appear to date from the 1920s and are not part of the original construction of the public house. Although they have some significance as a part of the 1920s kitchen extension, Officers felt that they have been altered and are not readily appreciated as an historic part of the building due to being encased in a later extension. As such, the nibs within the kitchen space are very concealed and so altered as to have almost no heritage value.

4.9. Officers considered that the proposed removal of this fabric could be supported on the basis that it would clearly allow the better functioning of the kitchen space, which enables the public house to continue in its function as a food and beverage venue (the purpose for which it was originally built).

4.10. Turning to the adaption of the existing UA toilet, it was felt that this was a modern extension and thus its alteration would not cause any harm to the historic fabric character of the building. Equally, it was felt that there was no heritage harm caused by the installation of an external walk in cold room to part of external yard area with a new door opening to the previous kitchen extension. This was because the location is within a small walled yard used as bin storage. The bin storage can continue to be screened from the street and the proposed cold store would have no public visibility either from the street or the public parts of the rear yard of the premises.

- 4.11. The conversion of the smaller function room to create additional toilets was also considered. Officers noted that the initial proposals sought to reconfigure the smaller function room into the female lavatories given that they require a larger number of cubicles than a male lavatory. The amended proposal sought to convert the function room to a male lavatory which reduces the amount of subdivision and enables the retention of the small Victorian chimneypiece.
- 4.12. Officers, in the pre-application response, stated that the female lavatories could be expanded within the space occupied by the male lavatories because this part of the building has lost any historic significance it may once have had. Ordinarily the alteration of a main room into a lavatory would not be likely to be acceptable, however, Officers gave consideration to a number of factors which would make the alteration acceptable subject to further details. The existing provision of lavatories is clearly very limited for the extent of the public house. There is very little capacity for any other space to provide lavatories because the other potential spaces are either inaccessible to the public (beer cellars, residential etc) or of equal or greater importance to the small function room in terms of their spatial hierarchy and historic significance.
- 4.13. The small function room appears to lend itself to reversible adaptation in the sense that its conversion to a lavatory would not require the removal of any historic fabric. There is an existing soil stack to which it can be connected and all of the historic joinery and internal detailing can be retained.
- 4.14. However, in order to grant consent, any a proposal would need to show that the cubicles are not full height, that all the dado and skirting can be retained, that service runs, etc. do not result in historic floor structure being lost, and that any new external pipework/vents are minimal or nil. The window will require some privacy measures and it is not likely that consent would be granted for alteration of the glazing to opaque. However, a black-painted board on the lower sash or a muslin curtain or other non-invasive method of screening would not require listed building consent.
- 4.15. Finally, it was felt that the removal of the small store in cellar to create additional kitchen prep space would not cause any harm to the historic planform or fabric.

5. POLICY

5.1. This section assesses relevant design, access, and heritage policy at a local and national level.

Heritage Legislation

5.2. 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 exercising 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'.

5.3. 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) (2023)

Heritage

5.4. 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.'

5.5. '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. 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. The NPPF also helps to define other key terms within heritage policy. These are set out in the appendix to the NPPF and 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)."</i>
Significance	<i>"The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."</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."</i>

5.6. NPPF Paragraph 200 stipulates that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. 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 a minimum, the relevant historic environment record should be consulted and the heritage assets assessed using appropriate expertise where necessary.

5.7. Paragraph 203 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.

5.8. Paragraph 205 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.

- 5.9. Where harm to the significance of a designated heritage asset is identified, the NPPF requires clear and convincing justification of the proposals (Paragraph 206).
- 5.10. Paragraph 207 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.
 - No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation.
 - 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.
- 5.11. Paragraph 208 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

- 5.12. In terms of design, the NPPF states, at Paragraph 139, development that is not well designed should be refused, especially where it fails to reflect national and local design policies as well as any local design guidance and supplementary planning documents. 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)

- 5.13. 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)

- 5.14. The Development Plan for the application site is formed by the Camden Local Plan, which was adopted in 2017. 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.
- 5.15. 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.
- 5.16. 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.
- 5.17. 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.
- 5.18. The adopted Local Plan is currently under review and has reached the Regulation 18 stage. However, it has yet to be subject to external examination and therefore it can be afforded little weight in the determination process at this stage.

Supplementary Planning Guidance

- 5.19. 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.
- 5.20. There is also a SPD on Design (2021), which states that the Council will make a balanced judgment having regard to the scale of any harm or loss to the significance of the asset taking into account the desirability of sustaining and enhancing the significance of any heritage asset/s and putting them to viable uses consistent with their conservation, the positive contribution that the conservation of heritage assets can make to sustainable communities including their economic vitality and the desirability of new development that affects heritage assets to preserve and enhance local character and distinctiveness (Paragraph 3.4).
- 5.21. In assessing applications for listed building consent, the Council has a statutory duty to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The SPD states at Paragraph 3.27 that the Council will consider the impact of proposals on the historic significance of the building, including its features, such as:
- Original and historic materials and architectural features.
 - Original layout of rooms.
 - Structural integrity; and
 - Character and appearance.
- 5.22. Finally, the guidance notes at Paragraph 3.45 that it is important that all development proposed to a heritage asset or in close proximity to a heritage asset is informed by a thorough understanding of its sensitive context, the historic environment and the significance of the heritage asset and its setting.

Summary

- 5.23. It is clear from the above policy review that heritage is a critical matter at both the local and national level.
- 5.24. 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.
- 5.25. 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.
- 5.26. In these terms, the proposal seeks to refresh and retain the pub in its current use through the introduction of a series of minor external and internal amendments. As it will be set out in the following sections, 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.

6. DESIGN AND ACCESS PRINCIPLES

- 6.1. 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. 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

- 6.2. 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

- 6.3. The proposed development will result in no changes in the external layout except for a small rearrangement of the space in the outside yard to allow for a new walk-in fridge freezer.
- 6.4. The other changes are internal and include the removal of internal walls to allow for the reconfiguration of the basement, kitchen and toilets. In pre-application discussions with Officers, it was considered that these changes were minor and would not adversely impact on the significance of the building whilst allowing for operational improvements.

Amount (Density, Scale and Massing)

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

Appearance

- 6.6. The only change to the external appearance will be the introduction of the fridge freezer in the rear yard. It is in a confined space where there are limited views in and out given that it is only used by pub staff. As such, it is not considered that there will be any discernible change to the wider appearance of the building, as the main external façade is to remain unaltered. It is considered that the design approach adopted is in keeping with the building's listed status and the wider Conservation Area given that it will have a minimal impact on the fabric of the pub whilst improving its operational requirements.

Access

- 6.7. 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

- 6.8. It is considered that this section of the Statement conveys the relevant design and access related matters of the proposed development.
- 6.9. The proposed development is minor in extent and will only have a minimal impact. However, the changes will enable operational improvements to be made, that will allow the pub to optimise its viability as part of a wider refresh.
- 6.10. The principles adopted by the proposed development are in accordance with the Development Plan and the NPPF. The proposed alterations have been kept to a minimum. It is considered that the changes will not adversely affect the structure of the building. This will not lead to any harm to pub 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 better utilising operational space.
- 6.11. The continued use of the building means that proposals will preserve the wider townscape of the Conservation Area and 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. HERITAGE

- 7.1. The Engineer is a Grade II listed building and sits within the Primrose Hill Conservation Area. These are the two designated heritage assets relevant to the application proposal.
- 7.2. The listed building descriptions states that the building dates from the late-19th century. It is a prominent three storey corner building that terminates at the junction of Gloucester Avenue and Princess Road. It has a strong bracketed cornice and parapet and heavy quoins at the corners of the building with the ground floor having a rendered, cream finish with the above first and second floor being constructed of brick with sash windows. The windows have stucco surrounds and keystones on each of the two storeys, the centre windows at first-floor level having swept sides and pediments. It is considered that the exterior makes for a good example of an early Victorian public house.
- 7.3. Internally, the listed building description states that the bar interiors have lost all fittings of special interest save for their cornices
- 7.4. The Conservation Area Appraisal notes that this area contains mid to late Victorian terraces, shops, small businesses, several public houses and late 19th century multi-coloured brick buildings. The pub is deemed to be 'of merit' and also appears in the list of properties unlikely to be suitable for roof extensions and alterations. It is classed as making a 'positive contribution' to the area.
- 7.5. 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.
- 7.6. In these terms, we note that the property has a limited planning history with there being a series of approvals over the past twenty years whilst recently a number of application for the exterior of the building have been refused. Given this, pre-application advice was sought from the Council, which included a site visit and written advice. The advice received is set out in Section 4 and notes that the proposed internal works to the interior of the building were considered to be appropriate to the listed building.
- 7.7. The changes proposed are minor in that they relate to the removal of a series of internal partition walls in the kitchen preparation areas, reconfigure the toilets and introduce a new walk-in fridge freezer in the external yard. It was considered that the 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. Moreover, and if required in the future, these works can be reversed.
- 7.8. Furthermore, research has shown that this extension is likely to be an early to mid-20th century addition, which means that it is not part of the original plan form and contributes less to the heritage significance of the building.
- 7.9. Moreover, the proposed changes will allow for the current operator to refresh and improve the listed building. The proposed changes will allow for a better use of the operational area and to create more space in the kitchen preparation area. This will allow Mitchell & Butlers to improve their operation and ensure the continued viability of the pub – a use for which the listed building was originally constructed for.
- 7.10. In these terms, reference is made to NPPF Paragraph 208, 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 208 is not engaged.
- 7.11. 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.
- 7.12. 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.
- 7.13. 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 kitchen and toilet areas through the removal of partition walls. In pre-application discussions with Officers, it was felt that these proposed works would be appropriate and sympathetic the listed building.

- 7.14. As such, the applicant considers that the proposal will not create any harm while 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. The interior changes are minor thus the special architectural or historic merit of the pub and the wider Primrose Hill Conservation Area will be preserved.
- 7.15. As stated, the proposed alterations to the property are considered to be minimal, therefore, NPPF Paragraph 200 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.
- 7.16. Accordingly, it is considered that the proposed development aligns with heritage policy as set out in the Development Plan and NPPF.

8. CONCLUSION

- 8.1. It is considered that this Statement aptly conveys the design, access and heritage principles that have informed the proposal.
- 8.2. The level of information and investigation provided is proportionate to the proposed changes to the Engineer. These changes are minimal in that they include the removal of internal walls to improve the configuration of space, installation of a new external fridge freezer and the creation of new 'back of house' space in the basement. Pre-application discussions have been undertaken with Officers advising that the proposals are acceptable.
- 8.3. The justification for the proposed changes to the building is that it will allow for a refresh of the pub to be undertaken by the current operator, Mitchell & Butlers, thereby allowing it to continue in its existing viable use.
- 8.4. The proposal will not result in any harm and will respect the character, appearance and setting of the listed building and the wider Conservation Area. The proposal is therefore considered to comply with the Development Plan and the provisions set out in the NPPF.