



HERITAGE INFORMATION

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45 Mount Pleasant, London, WC1X 9AE – Supplementary Heritage Statement

1.0. Introduction

- 1.1. This supplementary Heritage Statement has been produced to accompany applications for planning permission and listed building consent for a number of minor internal alterations at 45 Mount Pleasant, London, WC1X 9AE. It has been authored by Dorian Crone and Daniel Cummins of Heritage Information (see Appendix 1 for authors' CVs). This document should be read in conjunction with a detailed Heritage Statement prepared for previous applications for planning permission and listed building consent (also by Dorian Crone and Daniel Cummins, February 2020) which sets out the detailed heritage significance of the building and the local context (refs. 2020/0760/P and 2020/0862/L) and is included as part of this submission.
- 1.2. No. 45 (the former Apple Tree Public House) is a Grade II statutorily listed building (the full list description can be found in Appendix 2) at the junction of Mount Pleasant and Warner Street and is located within the Hatton Garden Conservation Area. The building adjoins the Grade II listed early 18th century terrace at Nos. 47-57 Mount Pleasant to the south. This document complies with Paragraph 200 of the NPPF (December 2023) in assessing proportionately the significance of the building which would be affected by the proposals, and the potential impact of the proposals on that significance, on the character and appearance of the Conservation Area, and on the settings of any other nearby heritage assets.

2.0. Summary of Significance

- 2.1. The original Apple Tree was likely built during the 1720s when the street pattern was laid out in association with the Cold Bath resort to the north. The pub was reputedly re-fronted and modernised in about 1848 and subsequently rebuilt in 1872. The first documented alterations to the pub occurred in 1924-25 when the two adjoining houses on Warner Street were demolished and a 2-storey extension to the pub built on their footprint. The extension provided a new ground-floor luncheon saloon leading off the principal bar area, which comprised an arrangement typical of the late 19th century with three separate bars with their own individual entrances separated by glazed partitions. The first floor of the 1870s pub building comprised a large club room with an

adjacent small sitting room on the north side and a dining room on the south side; the first floor of the extension comprised a corridor and a number of small rooms. Additional changes were made in 1930, with the installation of a new bar counter and stairs from the bar to the first floor club room. On the first floor, the club room (linked to the ground floor by the new staircase) was made substantially larger by the removal of the partitions on the south side to incorporate the former dining room. In 1970, the lavatories at the east end of the 1925 extension were altered, with the external WC in the yard extended out into the yard with a new brickwork wall and window. Minor changes were made in 1994, including the rebuilding of the bar and the addition of a glazed lobby within the bar area, whilst in 2010 a new fire lobby was constructed at the base of the 1930s staircase in the bar area.

- 2.2. Consent was granted in September 2020 (refs. 2020/0760/P and 2020/0862/L) for the demolition of the rear outbuilding and the erection of a new courtyard room, the provision of a 2-storey toilet block in place of the 1970s toilet extension (with first floor access into the 1925 Warner Street extension), the extension of the basement beneath the courtyard and new garden room, and various internal alterations which included: the removal of the 1930s staircase from the bar area; the separation of the main bar area from the 1925 extension with the provision of a glazed screen; the provision of a new staircase and lift within the 1925 Warner Street extension to connect the basement to the ground and first floors; the remodelling of the first-floor spaces of the 1925 extension to accommodate the new staircase; the opening up of the whole first floor of the 1870s building with a new doorway into the 1925 extension; and the repair and restoration of the external elevations (including the provision of new more appropriate windows).
- 2.3. The 2020 consents were implemented and conditions were discharged in relation to the designs of the proposed replacement windows and doors, facing materials and the details of the provision of a green roof. The majority of the works were completed during 2021 and 2022, including the extension of the basement, the replacement of the windows, the repair/reinstatement of faience to the exterior, the provision of the new staircase within the Warner Street extension (basement to ground only), the removal of the 1930s staircase, and the opening up of the first floor and former bar areas. The internal finishes, however, remain incomplete with the first and second floor spaces in particular stripped back to the brickwork. Photographs can be found in Appendix 3. The site has been recently sold to the current owner, who has not carried out any further works to the building since their purchase.
- 2.4. The subject site is considered to have **low archaeological interest** – whilst it is located within the London Suburbs Archaeological Priority Area, the extent and severity of previous impacts within the site means the potential of significant deposits or finds is considered to be low (an Archaeological Desk-Based Assessment, also authored by Heritage Information, was completed as part of the consented applications). There is considered to be **low to medium architectural and artistic interest**. The well-proportioned classical design and architectural detailing provide the building with a strong presence and distinctive identity on the corner of Mount Pleasant and Warner Street. No. 45 Mount Pleasant has seen a number of alterations during its lifetime since the 1870s, particularly throughout the 20th century with the Warner Street extension added in 1925 followed by internal alterations during the 1930s and again during the 1990s, and the more recent alterations which were consented in 2020. There remains limited historic fabric of significance within the former bar area and almost no surviving significant layout or plan form on the ground and first floors. The original staircase is one of the few surviving original elements of significance in the building, whilst all historic internal doors, windows, cornice and skirting mouldings, window architraves, chimneypieces and floors have been lost. There is considered to be **medium historic interest**. The pub was owned by at least two locally and nationally important historic breweries – Hoares and Charringtons- during its lifetime. The history and development of the

building reflects many of the developments which took place in the wider history of public houses, their designs and layout. This included its rebuilding during the 1870s, a time when many public houses were rebuilt across London to reflect the economic prosperity of the brewing industry and the appeal of such establishments to the increasingly affluent middle classes.

3.0. Impact Assessment

- 3.1. This section should be read in conjunction with the drawings submitted as part of this application. Illustrative photographs can be found in Appendix 3.
- 3.2. There are no proposals at basement level except for the provision of a modest partition to provide a refuse store located within the consented newly formed extension adjacent to the location of the historic stair (the existing stair is a modern replacement). On the **ground floor**, it is proposed to utilise the former bar area as a showroom and so to retain the open volume of the historic space as per the 2020 consent. The existing surviving architectural detailing (cornice mouldings and cast iron column) will be retained, with the finishes made good to the ceiling and walls. Like the consented scheme, it is proposed to reinstate a separation between the 1870s building and the 1925 Warner Street extension, although it is now proposed to achieve this by a new partition which will provide separate external access to the historic staircase from Warner Street; the historic doorway from the former bar to Warner Street will therefore be reinstated (Figure 1). The historic staircase projection and the south elevation to Warner Street are offset at different angles, and so the form of the proposed partition will be curved and will provide visual interest as a proposed “feature wall” (Figures 2 and 3). Given the level of historic change within the bar area (including the addition and removal of many phases of subdivision), the provision of this partition is not considered to compromise the plan form and indeed still reinstates and utilises the 1870s bar area as a distinctive historic space.
- 3.3. Other proposed ground floor alterations include the provision of a “lightwell” or viewing area into the basement below in front of the proposed curved partition within the former bar area. The floor structure appears to be modern concrete which is supported by a modern structure in the basement below installed as part of the 2020 consent. The proposed opening will not therefore harm any historic fabric (Figures 2 and 5). The proportions of the opening in the floor, together with the provision of a glazed balustrade will sustain an appreciation and understanding of the volume of the former principal bar space experienced internally and will not be visible from the exterior. Given the modern floor structure, it will also be a reversible alteration. It is also proposed to provide an opening to the north of the staircase projection. The wall in this area has been rebuilt using modern blockwork as it formerly accommodated a dumb waiter up to the first floor and so there will be no loss of historic fabric (Figure 4). A wall nib and downstand will be retained to sustain an understanding of the historic plan form. The proposed minimal alteration of partitions within the 2020 garden room extension and to the rear of the 1925 extension are not considered to harm any fabric or plan form of historic interest.
- 3.4. On the **first floor**, it is not proposed to complete the consented new staircase within the Warner Street extension up to first floor level. This will enable the reinstatement of the floor structure and a cellular plan form with rooms accessed from a hall or corridor – in contrast to the existing open space from ground to roof (Figure 6). Although not a restoration, the locations of the proposed partitions broadly reflect the historic arrangement comprising three rooms overlooking Warner Street and a corridor on the courtyard side. The consented modern opening created into the 1870s building from the 1925 extension will be blocked up, thereby reinstating a better appreciation and understanding of the historic plan form of this part of the building (Figure 7). Within the 1870s

part of the building, it is proposed to reinstate two rooms to the north and south sides to the rear of the existing currently opened-up space whilst leaving a larger open space in the location of the former club room at the front of the building (Figure 7). The proposed subdivisions again will not be a restoration, but will better reflect the spirit of the historic layout to enhance a better appreciation and understanding of the plan form (including the principal first floor space of the listed building) which is currently not possible. The proposed doorway from the modern 2-storey extension onto the roof of the modern garden room will not affect any fabric of interest.

- 3.5. On the **second floor**, it is not proposed to make any changes to the existing layout with the exception of the provision of a small subdivision within the north rear room. This room comprises a very much secondary space within the hierarchy of the building and there is no surviving historic fabric or detailing or any interest which would be affected by the provision of new partitions. The historic studwork partitions will be retained with the plaster reinstated (given the lack of any historic plasterwork and the location on the second floor, it is likely that plasterboard will be considered acceptable).
- 3.6. Throughout all areas of the **first and second floors**, it is proposed to provide an independent studwork structure in order to line and insulate the external walls – a well-established approach to retrofitting historic buildings subject to the impact on historic fabric. This structure will be reversible and in this case, given the absence of any historic detailing or plasterwork in any of the spaces, will not affect any historic fabric of interest; any surviving fragmentary historic plaster and the brickwork will be stabilised and made good in advance (Figures 6 to 9). The thickness of the studwork will be carefully considered to sustain the volume of the spaces, whilst the junctions of the new structure with window openings and doorways will be appropriately detailed to be visually comfortable. It is then proposed to reinstate moulded cornicing, window architraves and skirting to be applied to the independent studwork, which will be appropriately detailed based on the space within the hierarchy of the building; mouldings will be matched to any surviving fragments. 4-panelled doors will also be reinstated throughout the first and second floors (which formed part of the 2020 consent but was not implemented). The floors appear to compromise modern boarding throughout the first and second floors, although a number of removed historic boards appear to have been retained and stored as part of the 2020 works; it is intended that these boards will be assessed for potential re-use within at least one of the reinstated rooms. These proposals are not therefore considered to compromise the historic character, volume and fabric of the spaces (which will largely be a re-creation given the degree of consented open plan layout); rather, the proposals overall will enable a better appreciation and understanding of the hierarchy, layout and interiors of the listed building.
- 3.7. **The impact of these proposals on the significance of the Grade II listed 45 Mount Pleasant is therefore considered to be minimal and neutral to positive.**

4.0. Policy Compliance and Justification Statement

- 4.1. The proposals have been based on a detailed understanding of the significance of the Grade II listed building. The proposed minor internal alterations will affect areas and fabric which have been subject to extensive alterations during a number of phases of development during the 20th and 21st centuries. The proposals are considered to preserve the architectural and historic interest identified in this supplementary Heritage Statement by sustaining the principal elevations of the building, the surviving significant elements of plan form (the former bar area) and the fragmentary surviving elements of detailing to the interior (located primarily within the former bar area and the historic staircase). Indeed, the proposals will largely affect spaces and fabric which have been

substantially altered and/or are of little or no significance, including those installed within the last four years as part of the 2020 permissions.

- 4.2. The proposed reinstatement of a more cellular plan form at first floor level which better reflects the historic layout (including the principal former club room space), and the reinstatement of appropriately detailed mouldings and joinery to the first and second floors are considered to enhance a better appreciation and understanding of the historic character and hierarchy of the interior of the listed building. The fact that there is only fragmentary surviving historic detailing offers the opportunity to provide retrofitting by means of an independent reversible studwork lining throughout the first and second floors without compromising any historic fabric. Similarly, the modern floor of the structure of the bar area offers the opportunity to provide a reversible “lightwell” opening into the basement without compromising any historic fabric. There will therefore be no harm to the special architectural and historic interest of the statutorily listed building. The settings of nearby statutorily listed buildings will be sustained, particularly Nos. 47 to 57 Mount Pleasant; the proposals are not considered to harm an appreciation and understanding of their significance as experienced from the surrounding townscape. Indeed, by sustaining the external appearance of the subject site as a distinctive corner public house, the proposals will sustain the character and appearance of this part of the Hatton Garden Conservation Area. **The proposals are therefore considered to comply with Policy D2 of the Camden Local Plan in relation to heritage.**
- 4.3. The proposals therefore also comply with Policy HC1 of the London Plan (2021) by nature of not harming the significance of any heritage assets. The fact there will be no loss of significance to the Grade II listed building and some degree of enhancement at first floor level means there will be a minimal and neutral to positive impact on the special architectural and historical interest of the listed building. The proposals therefore also satisfy Section 16 of the NPPF (December 2023) in conserving and enhancing the historic environment. In compliance with Paragraph 208 of the NPPF, any perceived detriment resulting from the proposed internal “lightwell” opening in the former bar area is likely to constitute no more than a very low level of “less than substantial” harm, which would likely be outweighed by the proposed enhancements to an appreciation of the historic plan form at first-floor level.
- 4.4. **The proposed minor internal alterations are therefore considered to sustain the special architectural and historic interest of the Grade II listed building and the Conservation Area because there will be no harm to any element of their significance.**

5.0. Conclusion

- 5.1. The proposed minor internal alterations are considered to have a **minimal and neutral to positive impact on the heritage significance of the Grade II listed 45 Mount Pleasant**. The fact that no historic fabric or plan form will be harmed or lost by the proposals (rather the cellular plan form at first floor level will be reinstated to reflect the historic arrangement) means the proposals will sustain and enhance an appreciation and understanding of the significance of the interior of the listed building. The proposals have been based on a detailed understanding of the site and its context, recognising the special architectural and historic interest of the subject site. It is concluded that the proposed works satisfy the relevant clauses of local, regional and national planning policy because the proposed minor alterations will cause no harm to the architectural and historic interest of the listed building, the character and appearance of the Conservation Area, or the settings of other nearby heritage assets.

Appendix 1: Brief Summary CVs of Authors

DORIAN A.T.A. CRONE BA. BArch. DipTP. RIBA.MRTPI. IHBC
Chartered Architect & Town Planner - Heritage Design Consultant

Dorian has been a Chartered Architect and Chartered Town Planner for over 30 years. He has also been a member of the Institute of Historic Building Conservation for 25 years. Dorian was until recently a committee member of The Society for the Protection of Ancient Buildings, the International Committee on Monuments and Sites (ICOMOS), ICOMOS UK and Institute of Historic Building Conservation. He has been a court member with the Worshipful Company of Chartered Architects and a trustee of the Hampstead Garden Suburb. He is a member of the City Conservation Area Advisory Committee. Dorian is also chairman and a trustee of the Drake and Dance Trusts, and a Scholar of the Society for the Protection of Ancient Buildings.

Dorian has worked for over 30 years as Historic Buildings and Areas Inspector with English Heritage/Historic England, responsible for providing advice to all the London Boroughs and both the City Councils. Dorian has also worked as a consultant and expert witness for over 20 years advising a wide variety of clients on heritage and design matters involving development work, alterations, extensions and new build projects associated with listed buildings and conservation areas in design and heritage sensitive locations. He is a panel member of the City of London Heritage Award. He is a past chairman of the City Heritage Society and currently vice chairman, and is a Design Review Panel member of Design: South West and Design: South East, and the London Boroughs of Richmond upon Thames, Lewisham, Croydon and Wandsworth. Dorian has also been a member of the Design Council and LB Islington Design Review Panel and has also been involved with the Royal Academy Summer Exhibition Architectural Awards, the Philip Webb Award, the John Betjeman Design Award along with a number other public sector and commercial design awards.

Dr DANIEL CUMMINS MA (Oxon) MSc PhD IHBC
Historic Environment Consultant

Daniel is an historian with a BA and Master's in History from Oriel College, Oxford and a doctorate from the University of Reading. Daniel has a Master's degree in the Conservation of the Historic Environment and is a member of the Institute of Historic Building Conservation. He has over 10 years' experience in providing independent professional heritage advice and guidance to leading architectural practices and planning consultancies, as well as for private clients and local planning authorities. He has an excellent working knowledge of the legislative and policy framework relating to the historic environment. Daniel has extensive experience in projects involving interventions to listed buildings and buildings in conservation areas, providing detailed assessments of significance and impact assessments required for Listed Building Consent and Planning Permission, as well as expert witness statements for all types of appeal. Daniel is also secretary and a trustee of the Drake Trust (a conservation education charity).

Appendix 2: List Description

Name: APPLE TREE PUBLIC HOUSE

List entry Number: 1113149

County: Greater London Authority

District: Camden

District Type: London Borough

Grade: II

Date first listed: 14-May-1974

CAMDEN

TQ3182SW MOUNT PLEASANT 798-1/97/1162 (East side) 14/05/74 No.45 Apple Tree Public House

GV II

Public house. Mid C19, altered C20. Grey stock brick with stucco dressings. 3 windows with 3-window return and 4-window 2 storey extension to Warner Street. 3 storeys and cellars. C20 wooden public house frontage with pilasters supporting a fascia, with original consoles, and windows with small panes. Segmental arched 1st floor 4-pane sashes with moulded hoods and keystones, linked by impost bands. Moulded 2nd floor string. 2nd floor architraved sashes. Cornice topped by a parapet with pierced decoration. INTERIOR: altered.

Appendix 3: Existing Photographs



Figure 1: The external elevations fronting Mount Pleasant and Warner Street; all windows have been replaced as per the consent, although the ground floor remains boarded.



Figure 2: The former bar area looking into the Warner Street extension with consented removed 1930s staircase and bar, and new partially completed staircase and modern concrete floor.



Figure 3: The historic stair to the first floor and basement, with the new staircase to the left and rear extension through the doorway, the former bar area to the right.



Figure 4: The rear of the former bar area, with blockwork filling the space formerly occupied by the dumb waiter.



Figure 5: The basement with the consented rebuilt stair and reconstructed ceiling.



Figure 6: The first floor of the Warner Street extension, illustrating the unfinished space and incomplete consented staircase with doorway into the new 2-storey rear “toilet” extension.



Figure 7: The rear part of the first floor of the 1870s building with removed partitions, consented new doorway adjacent to the chimneybreast and incomplete finishes.



Figure 8: The second floor front room with incomplete finishes.



Figure 9: The rear part of the second floor with historic studwork.