



45 Mount Pleasant, London, WC1X 9AE

Grade II Listed Building within the London Borough of Camden

Heritage Statement

Heritage Significance, Impact Assessment and Justification Statement

Dorian A. T. A. Crone MRTPI RIBA IHBC

Daniel Cummins MA (Oxon) MSc PhD

of

Heritage Information Ltd

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45 Mount Pleasant, London – Heritage Statement

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Contact details: Dorian Crone, atacrone@hotmail.co.uk

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1.0. INTRODUCTION

- 1.1. 45 Mount Pleasant, London, WC1X 0AE is a Grade II statutorily listed building within the London Borough of Camden. The building comprises a three-storey corner public house built during the early 1870s with a two-storey extension fronting Warner Street built in 1925. The full list description can be found in Appendix 1. The building is located within the Hatton Garden Conservation Area.
- 1.2. This Heritage Statement has been produced to accompany an application for Listed Building Consent. Two Pre-Applications were undertaken in June 2018 and March 2019, with advice provided by the London Borough of Camden in a letter dated 17th August 2018 and by email dated 4th June 2019. A number of amendments have been made to the proposals to take full account of the advice provided by the Council. The proposals involve a number of internal and external alterations, including:
- The excavation of additional basement space beneath the rear courtyard and the existing kitchen range and toilet facilities, and the lowering of the floor within the existing basement by 340mm;
 - The part restoration and reconfiguration of the principal ground floor bar and first-floor function room within the 1870s public house, including the removal of the detrimental 1930s staircase;
 - The demolition of the existing outbuilding on the south side of the courtyard and the provision of a flat-roofed garden room of a similar scale;
 - The demolition of the existing modern toilet block within the rear yard and the provision of a new two-storey wing containing toilet facilities;
 - The provision of a new staircase and disabled lift within the 1925 side/rear extension to connect the basement to the ground and first floors;
 - The remodeling of the first floor spaces within the 1925 extension to accommodate the new staircase;
 - The repair and restoration of the principal north and west elevations fronting Mount Pleasant and Warner Street;
 - The repair of significant internal historic fabric and the reinstatement of appropriate four-panelled doors and architectural features throughout the building.
- 1.3. This Heritage Statement complies with the requirements of the National Planning Policy Framework, February 2019 (NPPF) and the online Planning Practice Guidance (PPG) in respect of Heritage issues. No archaeological assessment has been undertaken as part of this report.
- 1.4. This Heritage Statement sets out:
- An historical background of the building, the site and the surrounding area.
 - An appraisal of the historical significance of the building and its setting.
 - An assessment of the potential or actual impact of the proposed works upon the significance of the building and any other heritage assets.
 - How the proposed works comply with relevant policies in the NPPF and the PPG, and how the works are in accordance with local policies.

1.5. Summary

- The subject site at 45 Mount Pleasant comprises a Grade II statutorily listed building within the Hatton Garden Conservation Area.
- An assessment of the significance of 45 Mount Pleasant concludes that it possesses low to medium evidential value, and medium historical, aesthetic and communal value. The setting of 45 Mount Pleasant is considered to be of medium significance.
- An assessment of the impact of the proposals concludes there would be a **minimal and neutral to positive impact** on the significance of the Grade II listed building at 45 Mount Pleasant, on the character and appearance of the Hatton Garden Conservation Area, and on the settings of other nearby heritage assets. The proposals have been guided by a detailed understanding of the significance of the listed building and will affect mostly those spaces and fabric assessed as possessing little if any historic or architectural interest. Any perceived detriment arising from the proposed new work is considered to be outweighed by a number of enhancements offered by the proposals, which will provide tangible public benefit by the better revealing of the significance of the subject site and enhancing the character and appearance of the Conservation Area:
 - The reinstatement and part restoration of the proportions and layout of the principal bar by the removal of the 1930s staircase, reinstatement of architectural features and fireplace, and the installation of an appropriately designed screen to the 1925 extension;
 - The replacement of modern internal doors with four-panelled doors appropriate to the character of the building;
 - The part restoration and reinstatement of the first-floor function room – its plan form, architectural details and fireplace;
 - The repair and restoration of the principal north and west elevations, including the revealing of the faience to the ground floor, the reinstatement of the original corner doorway and doors, and the replacement of modern inappropriate windows with windows to match the originals;
 - The removal of modern unsightly services, fixtures and fittings internally and externally.

1.6. Authorship

- **Dorian A T A Crone** BA BArch DipTP RIBA MRTPI IHBC - Heritage and 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 is 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 also a trustee of the Drake and Dance Trusts.

Dorian has worked for over 30 years as Historic Buildings and Areas Inspector with English Heritage, 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 Design Review Panel member of the South West Region, the London Boroughs of Islington, Wandsworth, Lewisham and Richmond-upon-Thames, and the Design Council and is also a panel member of the John Betjeman Design Award and the City of London Heritage Award. Dorian has also been involved with the Royal Academy Summer Exhibition Architectural Awards and the Philip Webb Award along with a number other public sector and commercial design awards.

- **Dr Daniel Cummins** MA (Oxon) MSc PhD – Historic Environment Consultant. Daniel is an historian with a BA and Master's in History from Oxford University and a doctorate from the University of Reading, where he specialised in ecclesiastical buildings and estates and had his work published in leading academic history journals. Daniel has a Master's in the Conservation of the Historic Environment and provides independent professional heritage advice and guidance to leading architectural practices and planning consultancies, as well as for private clients. He undertakes detailed historical research, significance statements, character appraisals, impact assessments and expert witness statements for new development projects, as well as for alterations and extensions which affect the fabric and settings of Listed Buildings and Locally Listed Buildings, the character and appearance of Conservation Areas, the outstanding universal value of World Heritage Sites, and all other types of heritage assets.

1.7. Methodology

This assessment has been carried out gathering desk-based and fieldwork data. The documentary research was based upon primary and secondary sources of local history and architecture, including maps, drawings and reports. Particular attention was given to the Camden Local Studies and Archives, and the London Metropolitan Archives. A site visit was conducted on 3rd and 23rd January 2018 when a review of the subject site was conducted by visual inspection to analyse the building and identify the elements which contribute to its significance in order to establish how that significance might be affected by the proposed works, and if and how there would be an impact on the character and appearance of the Hatton Garden Conservation Area and other nearby heritage assets. Additional site visits were undertaken with the Local Authority Conservation Officer as part of the Pre-Applications in July 2018 and 8th May 2019.

2.0. LOCATION AND CONTEXT

- 2.1. The Apple Tree public house, 45 Mount Pleasant is located to the west of Faringdon Road and occupies a corner site at the junction of Mount Pleasant and Warner Street with elevations fronting both roads; it is immediately south of the Mount Pleasant Sorting Office.
- 2.2. Historic England's *Good Practice Advice in Planning Note 3* (December 2017) provides guidance on managing change within the settings of heritage assets. The setting of a heritage asset is the surroundings in which a heritage asset is experienced. Elements of a setting may make a positive, neutral or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF glossary). The guidance provides detailed advice on assessing the implications of development proposals and recommends a broad approach to assessment (see

Appendix 3 for an outline of the 5-Step approach described in the guidance). The following analysis takes account of Steps 1 and 2 of the guidance by firstly identifying the heritage assets and their settings which may be affected by the proposed development, and secondly assessing the degree to which the settings of those heritage assets contributes to their significance.

- 2.3. The building is located within the Hatton Garden Conservation Area, designated by the London Borough of Camden in 1999 (Figure 1). The Conservation Area Character Appraisal adopted in 2017 divides the area into six character areas based on historical development, density and street patterns; the subject site is located within Sub-Area 1: Rosebery Avenue. This area north of Clerkenwell Road is defined by narrow hilly streets, its late 19th century housing blocks and large industrial buildings producing a robust architectural character and a mix of commercial and residential uses. London stock brickwork and red brickwork are the predominant materials in this sub-area. The subject site is not located within any identified key views or locally significant views.

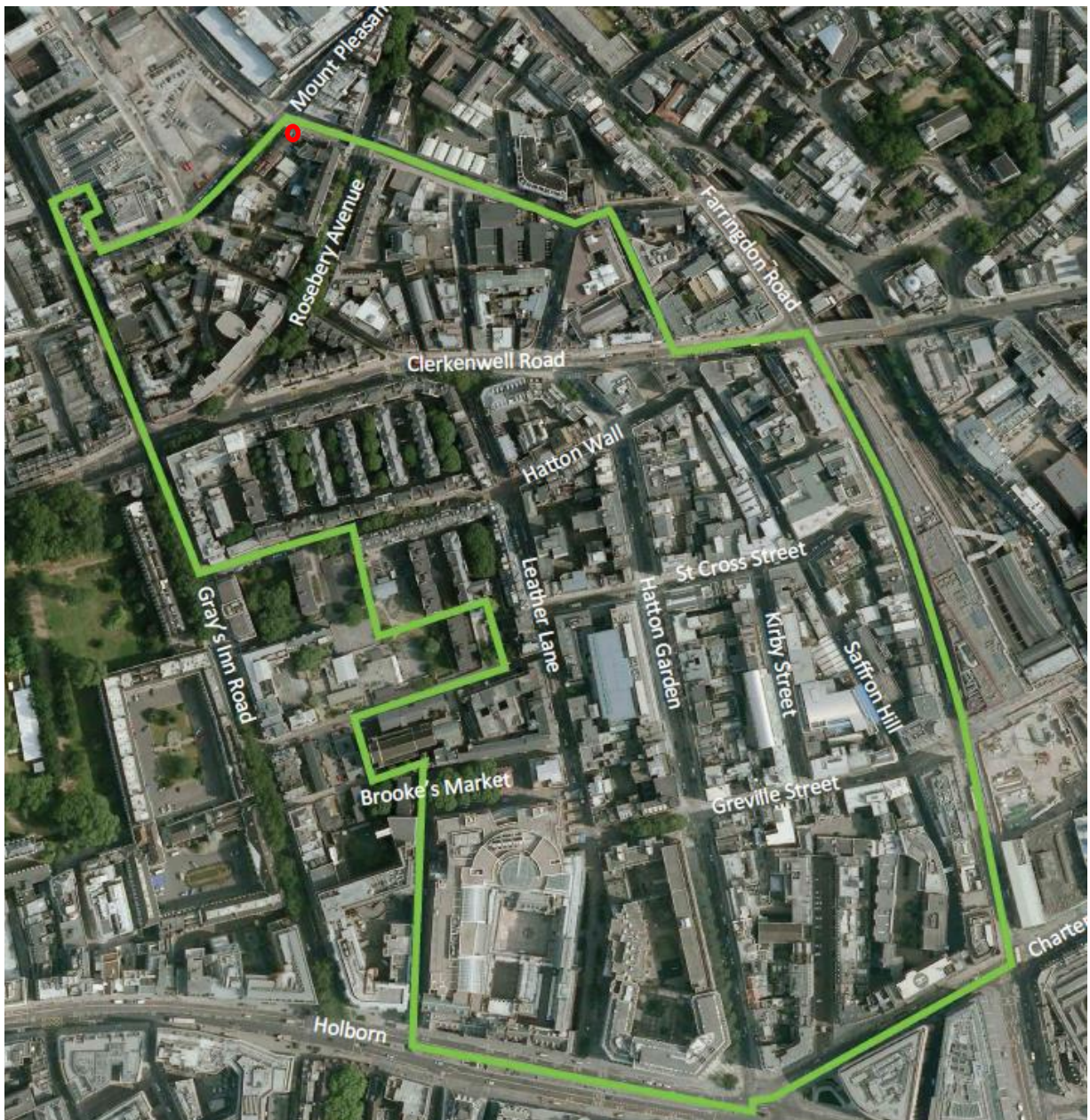


Figure 1: The location of the subject site (outlined in red) in the context of the Hatton Garden Conservation Area.

- 2.4. There are two statutorily listed buildings in whose settings the subject site is located. Adjoining the subject site to the south fronting Mount Pleasant is a Grade II statutorily listed terrace of buildings (Nos. 47-57); these were constructed of brown brickwork during the early 18th century originally as three-storey townhouses, but were altered during the 19th century which included the addition of shopfronts. To the east of the subject site is the Grade II statutorily listed cast-iron viaduct crossing Warner Street, which was constructed in 1890 to carry Rosebery Avenue (Figure 2). The subject site is considered to make a positive contribution to the settings of these statutorily listed buildings within streetscape views along Warner Street and Mount Pleasant.
- 2.5. The remaining townscape context of the subject site within the Hatton Garden Conservation Area is formed of some of the large housing blocks which characterise the sub-area. The east of the subject site is dominated by the five to six storey residential blocks at Rosebery Square built of London stock brickwork, built in 1890-91 as a result of the slum clearances and construction of Rosebery Avenue; the west wing terminates in a blind façade of white painted brickwork (Figure 2).
- 2.6. To the north and north-west of the subject site on Warner Street and Mount Pleasant is the boundary of the Rosebery Avenue Conservation Area within the London Borough of Islington; the subject site is therefore part of the setting of this Conservation Area. A number of buildings in the Rosebery Avenue Conservation Area make up the townscape context of the subject site. Opposite the subject site on the north side of Warner Street is a late 20th century development of three to six storeys, incorporating part of an early 20th century building fronting the street built of distinctive red brickwork with terracotta architectural detailing. To the north of the subject site is the late 1920s principal façade of the postal sorting office with its distinctive white cement render, giant pilasters, deep bracketed cornice and fenestration divided into three vertical units (Figure 3).



Figure 2: The streetscape context of the subject site, depicting the adjoining Grade II statutorily listed former townhouses on Mount Pleasant (right), the Grade II statutorily listed viaduct over Warner Street (left), and the 1890s residential blocks at Rosebery Square (left middle).



Figure 3: The late 1920s sorting office immediately north and opposite of the subject site.

3.0. HISTORY AND DEVELOPMENT OF THE SUBJECT SITE

- 3.1. The Apple Tree is located in the south-east part an area of Clerkenwell once known as the Coldbath Fields. Then on the outskirts of the metropolis, the area was developed by its owners Walter Baynes and John Warner from 1719 with terraces of houses centred on the Cold Bath, a privately run hydropathic establishment opened in the late 1690s. With the start of building development on the estate in 1719 the garden of the Cold Bath was enlarged and surrounded with a brick wall to become the nucleus of Coldbath Square. The building continued in use for cold and warm baths until its closure in 1886 or 1887, when along with much of Coldbath Square it was pulled down for the construction of Rosebery Avenue. The street pattern, in particular the lines of Mount Pleasant and Warner Street, seems to have been based to some extent on existing field paths and was presumably partly dictated by the hilly terrain (Figure 4). The character was residential, but also with a focus on recreation and leisure centred on the Cold Bath and a large number of inns and alehouses, of which the Apple Tree was one.
- 3.2. The original Apple Tree public house appears to have been built during the 1720s following the laying out of Dorrington Street, the first major development on the Baynes-Warner estate by City bricklayer Thomas Dorrington (Dorrington Street was renumbered as part of Mount Pleasant in 1875). Insurance was granted for the building together with the adjoining Nos. 2 and 4 Warner Street to Joseph Sage, plasterer in 1726. The area to the north remained undeveloped throughout the 18th century; it had been in use as a rubbish dump for the City since the 16th century, including human waste and ashes. The Coldbath Fields Prison was built on the site in 1788–94 as the Middlesex House of Correction; during the 19th century, the Apple Tree was apparently a favoured first resort for discharged prisoners from the House of Correction across the road, and as a gimmick handcuffs were used as bellpulls in the taproom. The prison was closed in 1885 and was later cleared for the development of the sorting office. The Horwood map of 1819 also depicts the footprint of the original pub building which does not appear to have had any associated rear yard area at that time (Figure 5).



Figure 4: Roque Map (1746), showing the location of the Apple Tree.



Figure 5: Horwood Map (1819).

- 3.3. The freehold of the Apple Tree was held with the two adjoining houses on Warner Street from an early stage; the pub and the two small houses and shops adjoining were sold together in 1824. The pub was reputedly re-fronted and modernised in about 1848 and subsequently rebuilt in 1872. The first detailed cartographic evidence comes from the first edition of the Ordnance Survey during the 1870s after the rebuilding. This depicts the corner building with the adjoining Nos. 2 and 4 Warner Street, behind which was a yard area, seemingly not accessible from the street. A structure abutted the yard on its south side and adjoined the Apple Tree to its south-east side; whether this was associated with the pub at this stage is unclear (Figure 6).



Figure 6: Ordnance Survey (1871-77).

- 3.4. The creation of Rosebery Avenue in the 1880s and 90s, involved a great deal of reconstruction, most of it on a far bigger scale than hitherto, with blocks of industrial dwellings and workshops much in evidence. This fundamentally changed the arrangements of the buildings to the east of the Apple Tree surrounding the rear yard area. By 1896, only Nos. 2 and 4 Warner Street survived the clearances – No. 4 had acquired a small extension into the rear yard. An outbuilding on the south side of the yard was clearly depicted as part of the Apple Tree by this time, and may well have been the earlier structure depicted on the 1870s map despite the new buildings adjoining to the east, although it may have been two separate structures. The yard itself appears to have had some form of subdivision and the Apple Tree may only have had access to the western part (Figure 7).



Figure 7: Ordnance Survey (1896).

- 3.5. The Goad Insurance Map of 1901 depicts much the same arrangement: Nos. 2 and 4 Warner Street were two storeys in height and remained separate from the Apple Tree with No. 4 used as a shop and seemingly possessed much of the yard area to the rear. The small late 19th century extension to No. 4 into the rear yard was single-storey. No. 2 was larger in footprint than No. 4 and was used as a dwelling. The outbuilding on the south side of the yard was single storey comprising two separate areas with a central partition and linked to the pub via internal doorways (Figure 8). It is noteworthy that by 1916, the eastern building of the south outbuilding range is not depicted on the Ordnance Survey, but appears as a gap; this would suggest that this part of the site had been demolished at this time (Figure 8a) and was an external space.



Figure 8: Goad Map (1901).



Figure 8a: Ordnance Survey (1913-16).

- 3.6. At this time, the Apple Tree was owned by the brewery Hoare & Co; this was one of the oldest companies in London and dated back to Tudor times, the first reference to their Red Lion Brewery dating back to 1492. The Hoare family only became associated with the Red Lion brewery in 1802.
- 3.7. The first documented alterations to the pub occurred in 1924-25 when the two adjoining houses on Warner Street were demolished and a new extension to the pub built on their footprint. There are detailed floorplans of the basement, ground and first floors dating from this time. The original basement plan can be seen in Figure 9 which lay within the footprint of the pub only. The stairs from the ground floor were located on the east side and opened into a large open space comprising the wine cellar, beer cellar and bottled beer cellar; there was one visible supporting pier. A vault ran beneath Mount Pleasant on the west side, whilst a barrel chute extended below Warner Street on the north side. No basement appears to have been proposed beneath the new extension to Warner Street and it is unclear when the basement was extended beneath this part of the building (Figure 13).
- 3.8. The ground floor comprised the principal public areas (Figure 10). The arrangement was typical of the late 19th century with three separate bars with their own individual entrances separated by glazed partitions. A central circular bar counter served all three bars. A pair of double doors to the north-west corner led into one unheated bar; a pair of double doors from Mount Pleasant led into the public bar which was heated by a fireplace; a pair of double doors from Warner Street led into the saloon bar which was heated by a corner fireplace. Whether this was the original 1872 arrangement is not clear, as the cast iron column (still extant) is depicted somewhat awkwardly to one side of the screen off-centre to the circular bar counter on the saloon side; it may be, however, this was deliberate in order not to obstruct the access between the different bar counters. Originally, the stairs to the upper floors and basement were accessed through the saloon bar in a staircase located within a separate rear “stair tower”; the same doorway led into a lobby area providing access to the yard and the service rooms/kitchen within the outbuilding on the south side of the yard, by this time rebuilt since 1916 as a single range. In 1925, the kitchen area appears to have been remodelled to include two new window openings fronting the yard and the removal of previous subdivisions; a larder was created in the north-east corner. There were three rooflights to the south plane of the hipped roof; the west part of the kitchen adjacent to the “stair tower” had a flat roof. When Nos. 2 and 4 Warner Street were demolished, part of the ground-floor east wall of the pub was removed to create access from the saloon bar (Figure 10). This new luncheon saloon, a typical alteration in pub architecture of this period, was heated by a large new chimney breast which projected into the yard and lit by three large windows to Warner Street. At the east end were two lavatories: one accessed from within the saloon lit by high-level windows and one accessed from the street. At the east end of the yard was a further WC and an adjoining shed with a window to the yard; both were single storey with flat roofs beneath the level of the high-level windows lighting the internal lavatory (Figures 10 and 13).
- 3.9. The plan of the first floor is shown in Figure 11 below. The first floor of the pub comprised a large club room to the north side with a large chimneypiece accessed from a corridor off the main stairs. This room ran the length of the west elevation fronting Mount Pleasant and was a typical feature of late 19th century public house architecture, when local clubs and societies or masons’ lodges met in such rooms and often became associated with particular public houses. During the 1870s, the St George’s masons were recorded as meeting at the Apple Tree and in 1928 the Leonardo da-Vinci Lodge began meeting at the pub. Leading off the landing corridor adjacent to the club room was a small sitting room on the north side

and a dining room on the south side, both heated by fire places. Off the "stair tower" above the ground-floor lobby to the yard/kitchen was a small WC. A new opening was created off the stairs into the extension; a corridor was located to the south side overlooking the yard with one window opening, whilst two bedrooms separated by a bathroom were located on the north side overlooking Warner Street. Only the eastern bedroom was heated by a new chimney stack.

- 3.10. The principal elevation of the new extension can be seen in Figure 12 with its distinctive ground-floor fenestration of timber sashes comprising two panes below an upper sash with margin lights. The only doorway from Warner Street was to the public urinals on the east side. The architectural detailing to the window arches and surrounds was designed to match that of the adjoining main pub building of 1872.

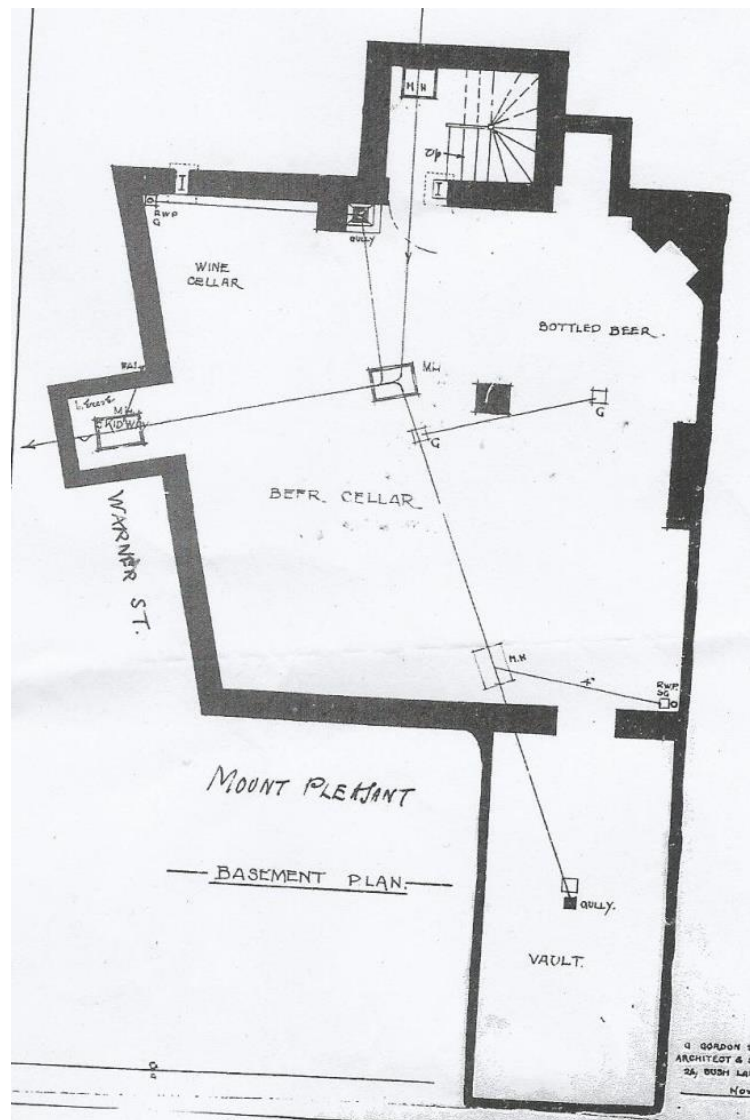


Figure 9: Basement Plan of the Apple Tree, 1924

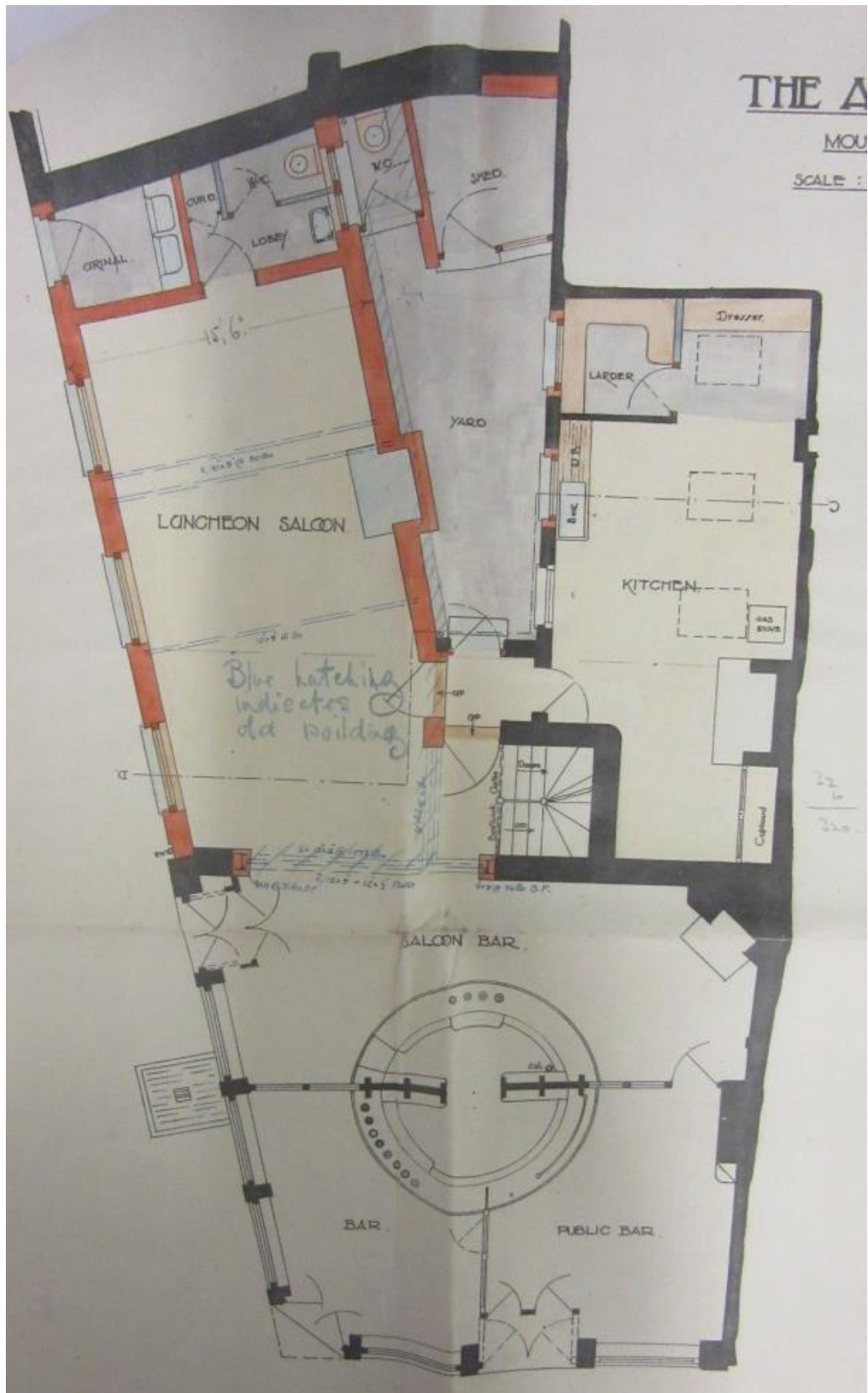


Figure 10: Plan of the Ground Floor, 1924-25

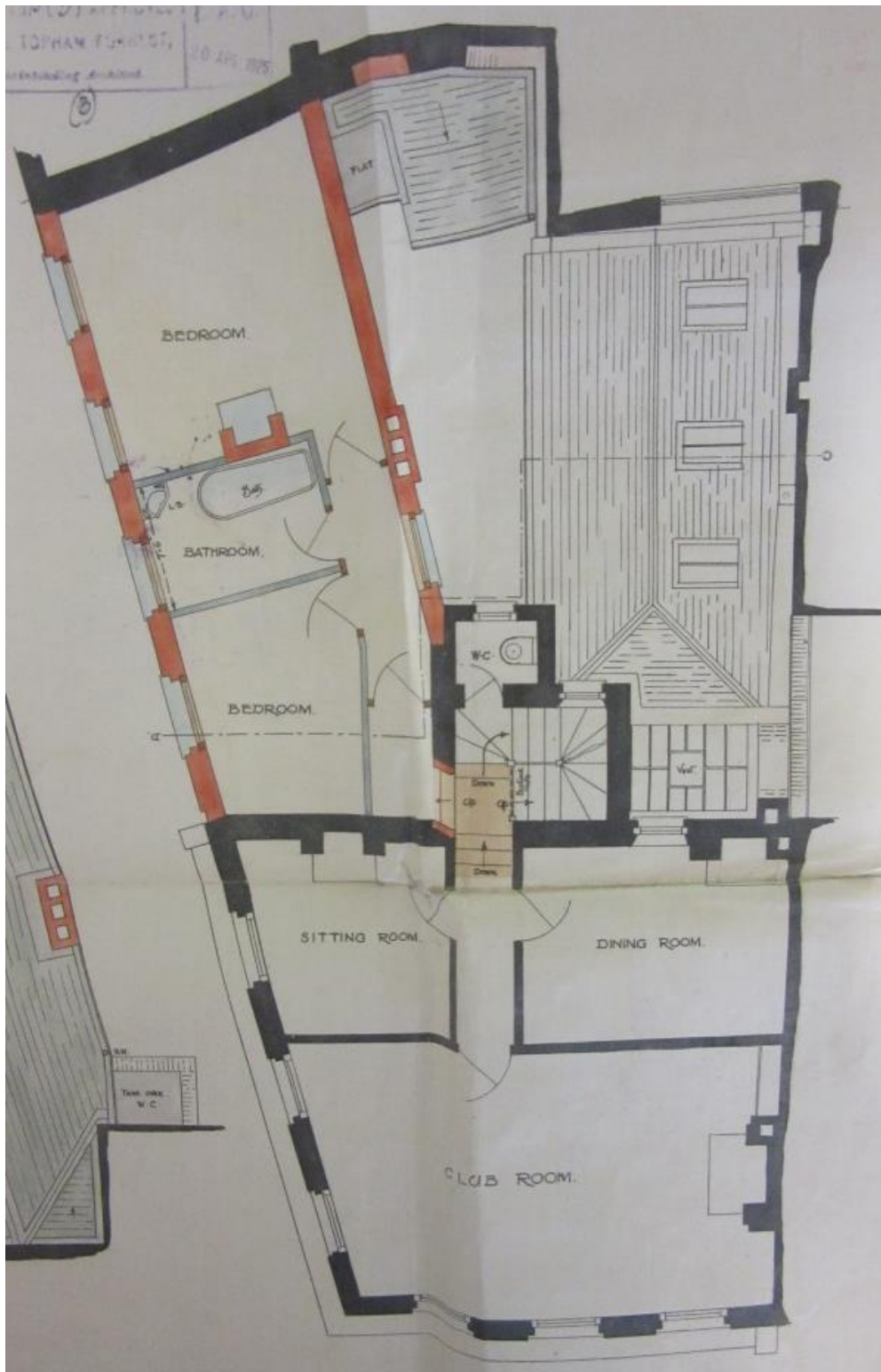


Figure 11: Plan of the First Floor, 1924-25.



Figure 12: Proposed north elevation to Warner Street, 1924-25.

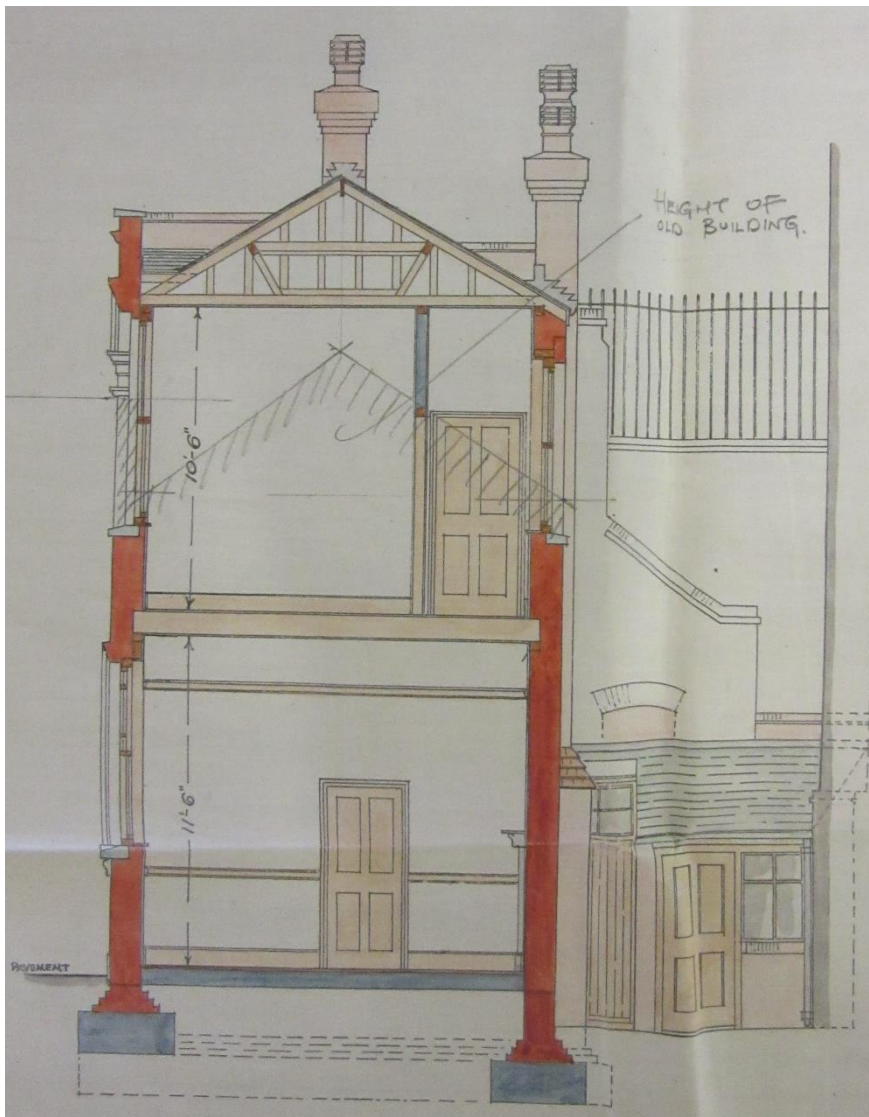


Figure 13: Proposed Section, 1925 – note the absence of a basement proposal beneath the extension.

- 3.11. Additional changes were made only five years later in 1930. The most significant alteration was the installation of a new bar counter and stairs to the first floor which changed the dimensions of the three bars (Figure 14). The new counter extended back to the original east wall of the main pub building and was partitioned in half lengthways to serve the public bar on the south side, and the bar and saloon on the north side. The cast iron column was still located behind the bar counter within the public bar area. New double doors were installed to the entrance from Mount Pleasant with a central partition, one to the public bar and one to the bar; this reduced the width of the public bar, but its length was increased with the removal of the original glazed partition separating the public bar from the former saloon bar. A new glazed partition separating the bar from the saloon was installed at the rise of a new staircase leading up to the club room. The west ground-floor window of the 1925 extension was altered to create a new doorway into the saloon area with double doors; the original doorway onto Warner Street from the saloon bar was altered to a window opening.
- 3.12. A new opening was made in the east wall adjacent to the corner fireplace in the now enlarged public bar, although it is possible an opening existed here previously (see Goad Map in Figure 8). Within this opening a hatch through to the kitchen was installed, adjacent to which was constructed a dumb waiter to take food up to the first floor.
- 3.13. On the first floor (Figure 15), the club room, known by 1930 as the luncheon room, was made substantially larger by the removal of the partitions on the south side and incorporating the former dining room. Access was through the doorway into the former dining room. The original doorway into the club room was blocked to allow for the installation of the new staircase to the ground floor which also required a new partition to be installed, separating off the eastern window fronting Warner Street. Access to the dumb waiter was created through the chimneystack of the former dining room. The flat roof to the south part of the kitchen was replaced by louvres and a steel skylight (Figure 15).

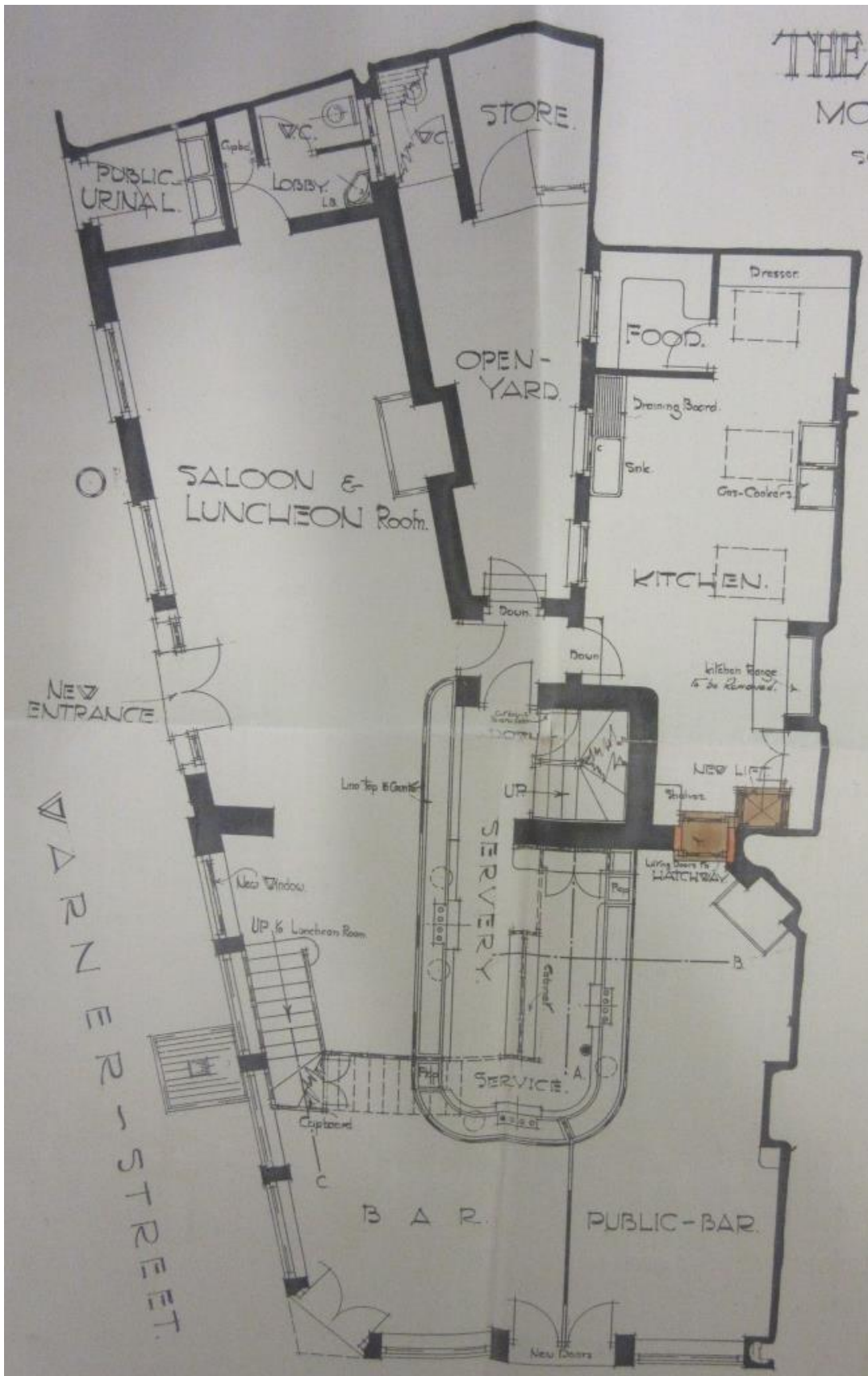


Figure 14: Proposed ground floor plan, 1930.

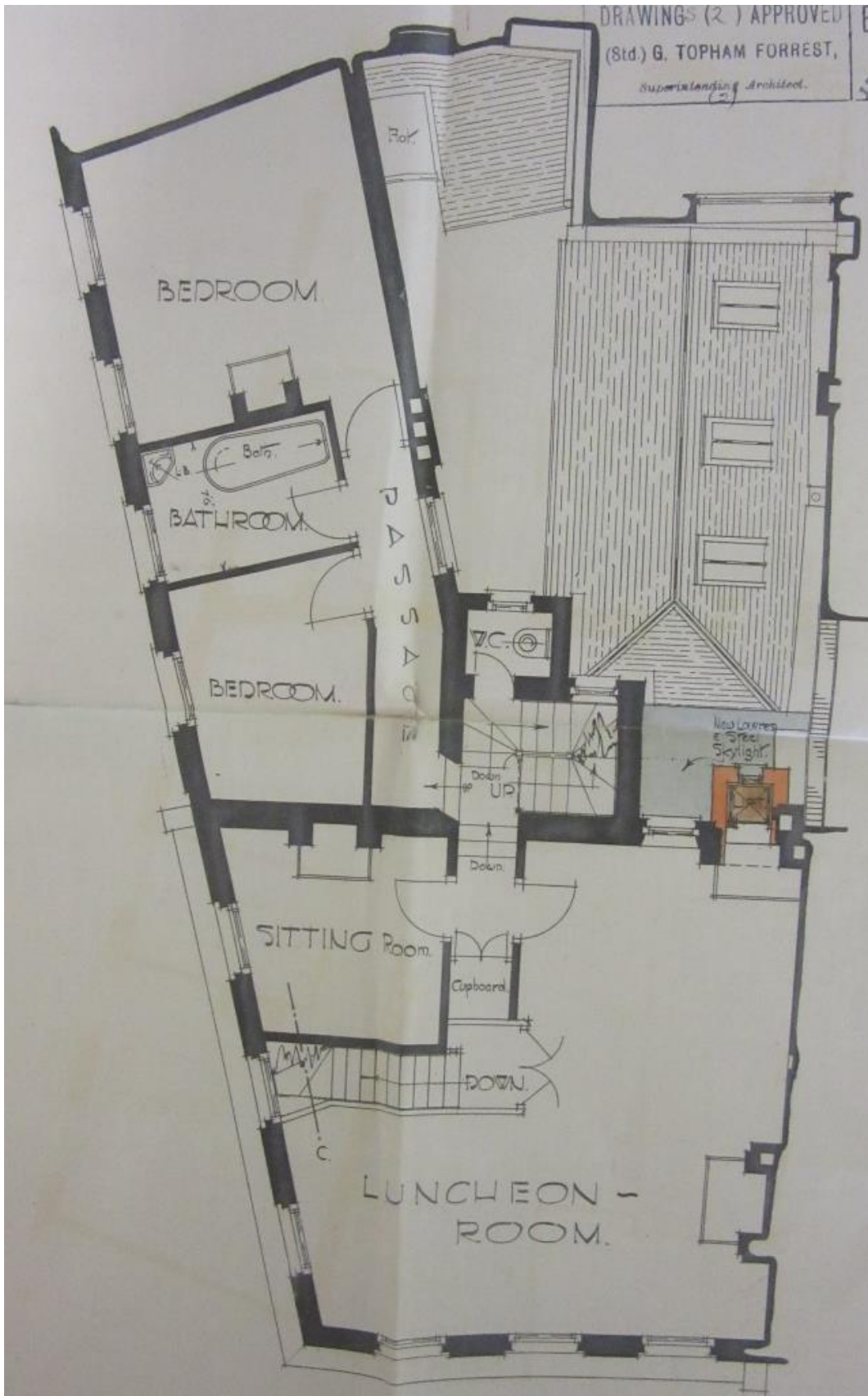


Figure 15: Proposed first floor plan, 1930.

- 3.14. Hoare & Co. was taken over by Charringtons in 1934. A photograph depicting the Apple Tree at this transition time has been located in the Charringtons Archives (Figure 16). The characteristic toby jug logo is evident with a curved corner advertisement board to the first and second floors. The ground floor had glazed faience to the pub and the extension; the fenestration pattern to the ground floor of the main pub building is difficult to discern, although the windows could comprise leaded lights. The new doorway into the extension is visible together with the doorway into the public urinals. The double doors on the corner were still present at this time. The windows comprised large arched plate glass sashes to the first floor with sashes of two-over-two panes to the second floor.



Figure 16: The Apple Tree in 1933-34.

- 3.15. The Apple Tree survived the Second World War unscathed despite extensive bomb damage in the wider area. 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 beyond the building line of the adjacent shed with a new brickwork wall and window; this allowed the creation of a new doorway into the extension from the saloon giving separate access to ladies' and gents' facilities. The original doorway on the east wall of the saloon into the lavatories was moved and the wall separating the public urinals opened up; the external doorway to the public urinals was converted to a window opening. The ground-floor plan dating from these alterations shows the bars in the same configuration as 1930 (Figure 17). Images dating from 1977 reveal that the street elevations remained largely unaltered but for the removal of the curved corner sign and the covering or painting over of the faience. The ground-floor windows of the pub appear to have been replaced by windows with timber glazing bars with a larger central glazed panel without glazing bars – an attempt at a traditional character perhaps. The corner entrance appears to have still been in use at this time (Figures 18 and 19).

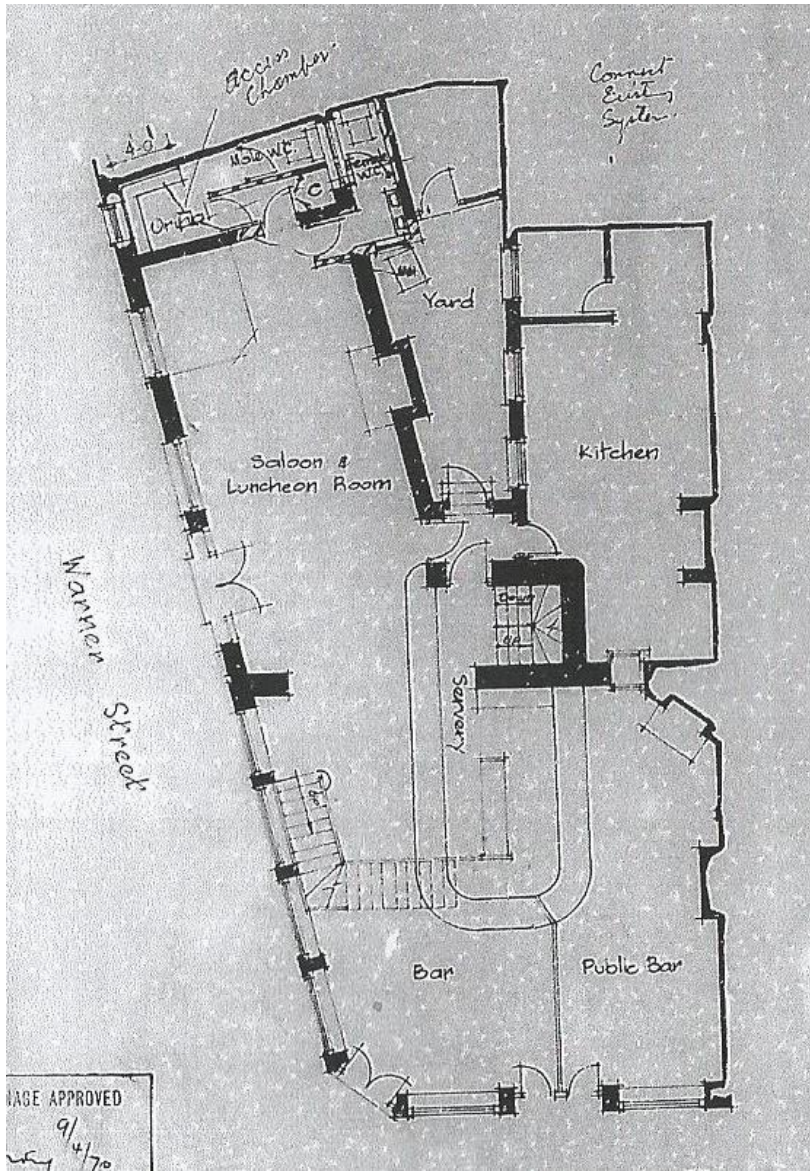


Figure 17: Ground-floor plan, 1970, showing alterations to the lavatories area.



Figure 18: The Apple Tree (north and west elevations) in 1977.



Figure 19: The Apple Tree (the 1925 extension, north elevation) in 1977.

- 3.15. The next set of detailed drawings for the Apple Tree date from 1994. Between the images from 1977 and 1994, a number of alterations had taken place. This included the blocking of the corner doorway into the bar. Internal alterations since 1970 included the truncation of the bar counter back almost to the alignment with the corner fireplace (Figure 20). The counter was altered in 1994 to infill a service flap of 1800mm and new mirrors, shelves and rails were added to the backing; indeed it appears the entire back of the bar with its timber coricing and clock was rebuilt. There was still an “overbar” at this time; some of the columns linking the bar counter and the overbar were removed to open up the counter area leaving only those to the angled corner (Figure 21). The overbar has since been removed. In 1994, it appears that the 1930s screen separating the north and south sides of the bar was still in place, although the space was essentially open since the alteration to the counter (Figure 20). A glazed internal porch/lobby was created in 1994 adjacent to the doors from Mount Pleasant. The lavatory area was extended into the 1925 shed, the yard elevation of which was rebuilt with a window opening (Figure 21). Externally, new fascia boards were erected to all elevations depicting the Greene King logo.

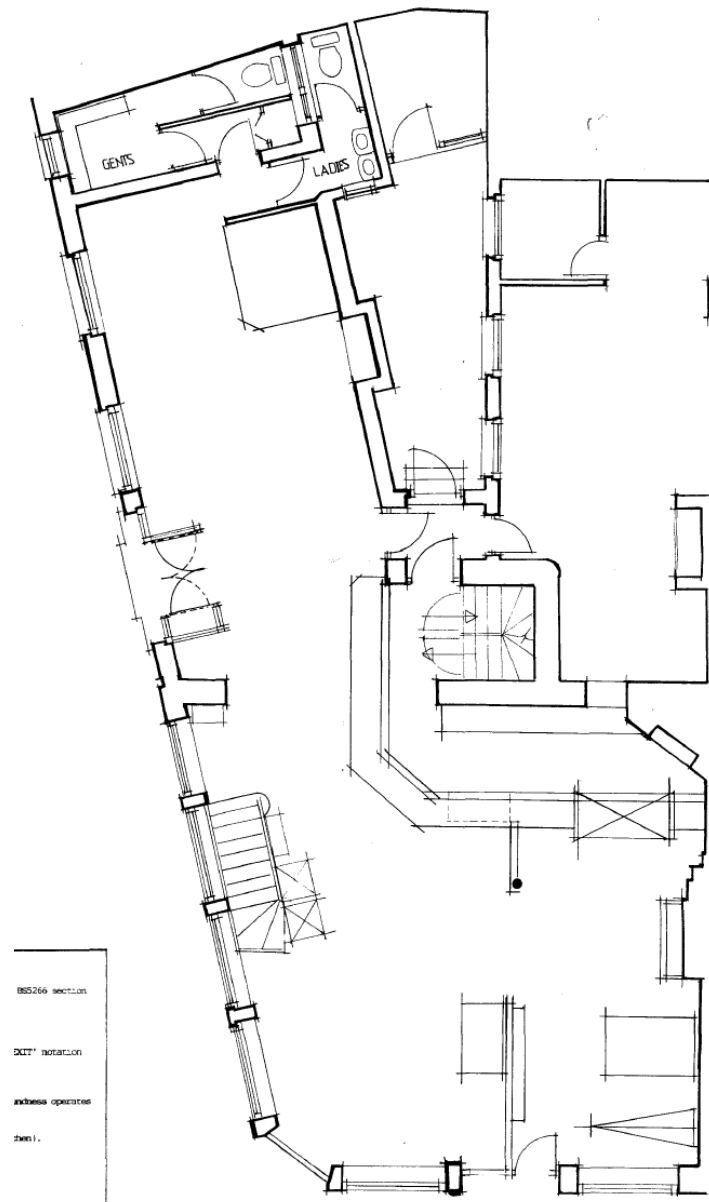


Figure 20: Existing ground floor plan in 1994, depicting the altered bar counter and blocked corner doorway – otherwise no change since the 1970s.

repairs.

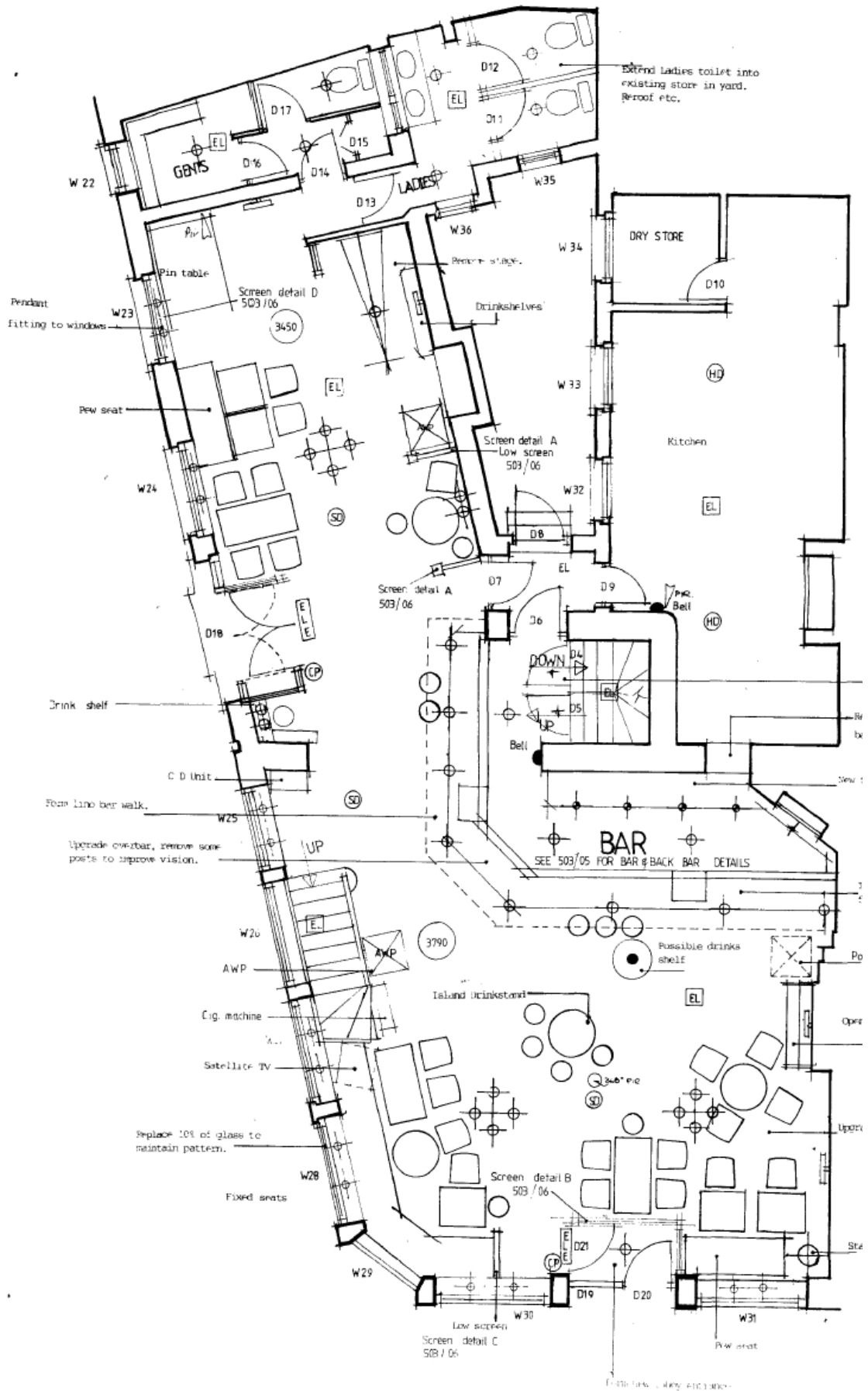


Figure 21: Proposed plan of the ground floor in 1994.

- 3.16. No changes were made to the first and second floors in 1994 (Figure 22). The plan of the first floor appears unchanged from 1930, although the uses of the some of the rooms had been altered – in the 1925 extension, the former bedrooms either side of the bathroom were used as a living room and kitchen, whilst the former sitting room behind the function room was in use as an office. The 1930s dumb waiter has since been removed and replaced by a modern dumb waiter running to the ground floor installed in front of the original first-floor window opening (now boarded); at ground floor level the dumb waiter is in the location of the service hatch linking the bar with the kitchen, consented to be retained in 1994. The 1994 drawings depict the second floor for the first time – four rooms located off a central corridor at the top of the stairs. The basement had assumed its existing extent and subdivision by 1994 – the supporting pier and barrel chute from Warner Street depicted in 1925 were still present; access from the stairs had been altered into the extended area and the former doorway at the bottom of the stairs blocked up (Figure 22).



Figure 22: Sketch plans of the basement, first and second floors in 1994 – no changes were proposed at this time (note the proposed bar in the first-floor function room was not installed).

- 3.17. Works in 2010 were intended to create a fire safe route from the first floor. This involved the removal of the 1930s cupboard from the lobby adjacent to the function room, creating an opening in the partition and the installation of a fire door, the upgrading of the staircase using fire board and clad to match the existing, and the creation of a new glazed fire-protected lobby at the bottom of the 1930 staircase and the creation of a new fire escape doorway onto Warner Street which re-opened the original doorway opening in this location.

4.0. DESCRIPTION OF THE SUBJECT SITE AS EXISTING

Elevations

- 4.1. The 1870s public house fronting Mount Pleasant and Warner Street comprises a three storey building of three window bays to each elevation; it is built of grey London stock brickwork with stucco string coursing, window dressings and cornice, and openwork balustrading to the parapet (Figure 23). The ground-floor has been subject to substantial alteration, with the replacement of all windows during the mid-20th century, the covering of the faience to the stallrisers and piers, and the blocking of the corner doorway during the later 20th century. The fascia and signage all date from the 1990s alterations. The doorway and fanlight to the eastern bay of the Warner Street elevation were created originally during the 1920s, a window was reinstated during the 1930s, and subsequently converted back to a doorway in 2010. The first floor windows originally comprised large arch-topped plate glass timber sash windows without glazing bars; the windows to the function room fronting Mount Pleasant and the west bay fronting Warner Street appear to have been replaced during the mid-20th century to incorporate a glazing bar to each sash and window horns. A number of second floor windows also appear to have been replaced incorporating horns which were not visible in the 1930s photograph in Figure 16.
- 4.2. The Warner Street elevation of the 1925 extension was designed to match the original building and so uses the same materials and fenestration pattern. The faience has also been covered, whilst the doorway to the east side of the ground floor has been blocked and converted to a window opening. The windows appear to be original (Figure 24).
- 4.3. The rear elevations and enclosed yard are considered to possess limited architectural interest and the appearance of the original public house has been compromised by the accretion of external services, the boarding of a large first-floor window opening to the rear of the function room, and poor quality alterations to the top of the “stair tower” at first floor level. The door from the bar is modern (Figure 27). The 1925 extension is a clearly discernible addition within the yard, built of yellow stock brickwork in contrast to the dark stock brickwork of the 1870s building; the large chimney to the 1925 extension with tiled weathering remains a prominent feature within the yard (Figure 27). The yard has a bland concrete modern surface. At the eastern end of the yard is the single-storey toilet block which was added during the 20th century and substantially rebuilt during the 1990s and is of no significance (Figure 25). The adjoining single-storey outbuilding on the south side of the yard is built of dark London stock brickwork with a pitched slate roof. Based on the evidence from the historic maps, this range is likely to date from the 1870s rebuilding, but has been altered substantially to the exterior with the addition of new window openings, concrete sills and lintels, brickwork repairs, and modern unsightly vents and kitchen extract units (Figures 25 and 26).



Figure 23: The principal north and west elevations of the 1870s building fronting Mount Pleasant and Warner Street.



Figure 24: The Warner Street elevation of the 1925 extension which is largely intact with the exception of the covered faience and blocked doorway to the east bay.

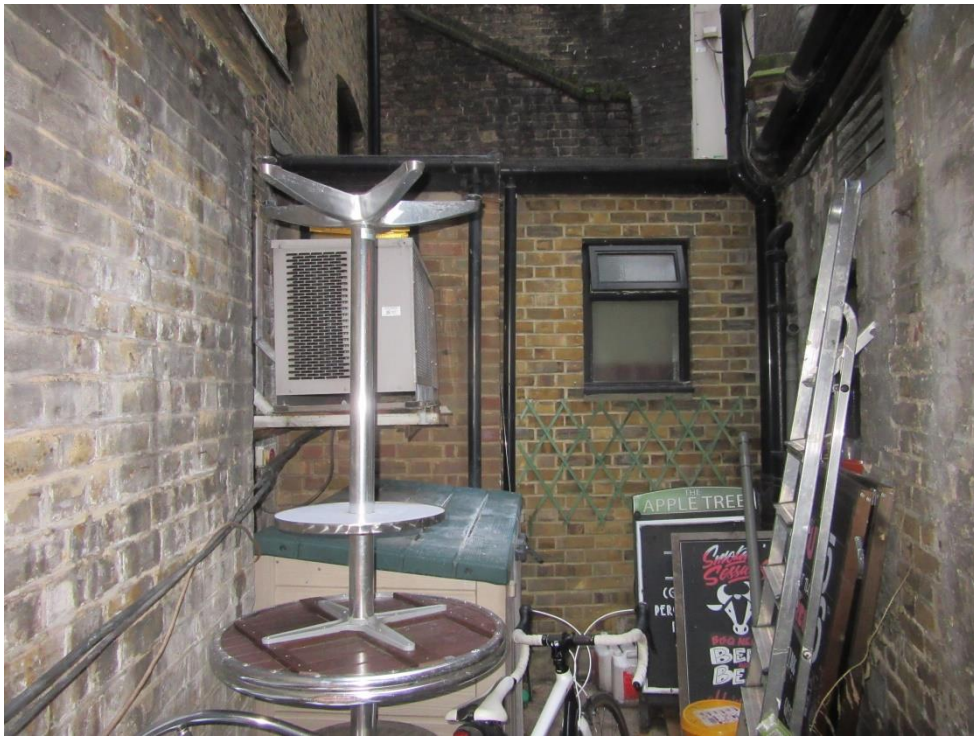


Figure 25: The enclosed rear yard depicting modern toilet block at the east end and adjoining much-altered 19th century outbuilding on the south side (largely rebuilt early 20th century).



Figure 26: The rear service yard, depicting modern concrete surface, much-altered elevation to the 19th century outbuilding (rebuilt early 20th century), and modern door into the pub.



Figure 27: The rear east and south elevations of the 1870s building and 1925 extension, illustrating the unsightly accretion of services, poor-quality alterations to the “stair tower” and dominance of the 1920s chimney stack.

Basement

- 4.4. The basement space remains unchanged since 1994. The original west section is subdivided by concrete blockwork to create a separate bottle and barrel store; the original brick pier is still present as part of this partition wall. The barrel chute to Warner Street still remains (Figure 28). The east part of the basement which may have been added during the mid-20th century is an open space with two small rooms at the east end, one of which contains an additional barrel chute to Warner Street. The brickwork in this section is discernibly more recent in date than in the earlier western section (Figure 29). There is little if any fabric or plan form of interest at this level of the building.



Figure 28: The original basement area beneath the 1870s public house, showing partitioned beer store with original brick pier (left) and barrel chute (adjacent to storage rack right).



Figure 29: The possibly mid-20th century basement extension beneath the 1925 extension on Warner Street depicting additional cellarage and barrel chute and later brickwork.

Ground Floor

- 4.5. The ground floor comprises the principal public spaces within the building. The open bar area is largely a creation of the later 20th century with a bar counter mostly rebuilt during the 1990s at the east end of the original 1870s building. The original cast iron column still illustrates the original location of the bar to the centre of the space, but there is now no surviving evidence for the historic layout and subdivisions into three separate spaces (Figure 30). The over-elaborate chimneypiece is a modern addition, whilst the corner fireplace behind the counter has been covered over with modern joinery. The space has been detrimentally encroached upon by the 1930s staircase to the function room on the first floor and the lobby area introduced in 2010 at the base of the stairs (Figure 30). There is little if any fabric of interest within the 1925 saloon extension – the fireplace has been removed from the south wall, whilst the eastern end has been altered substantially to accommodate different phases of access to the toilet facilities (Figure 31). The remainder of the ground floor space is located within the outbuilding located on the south side of the rear yard; this is used as kitchen facilities and has been altered substantially internally with no fabric of historic interest.

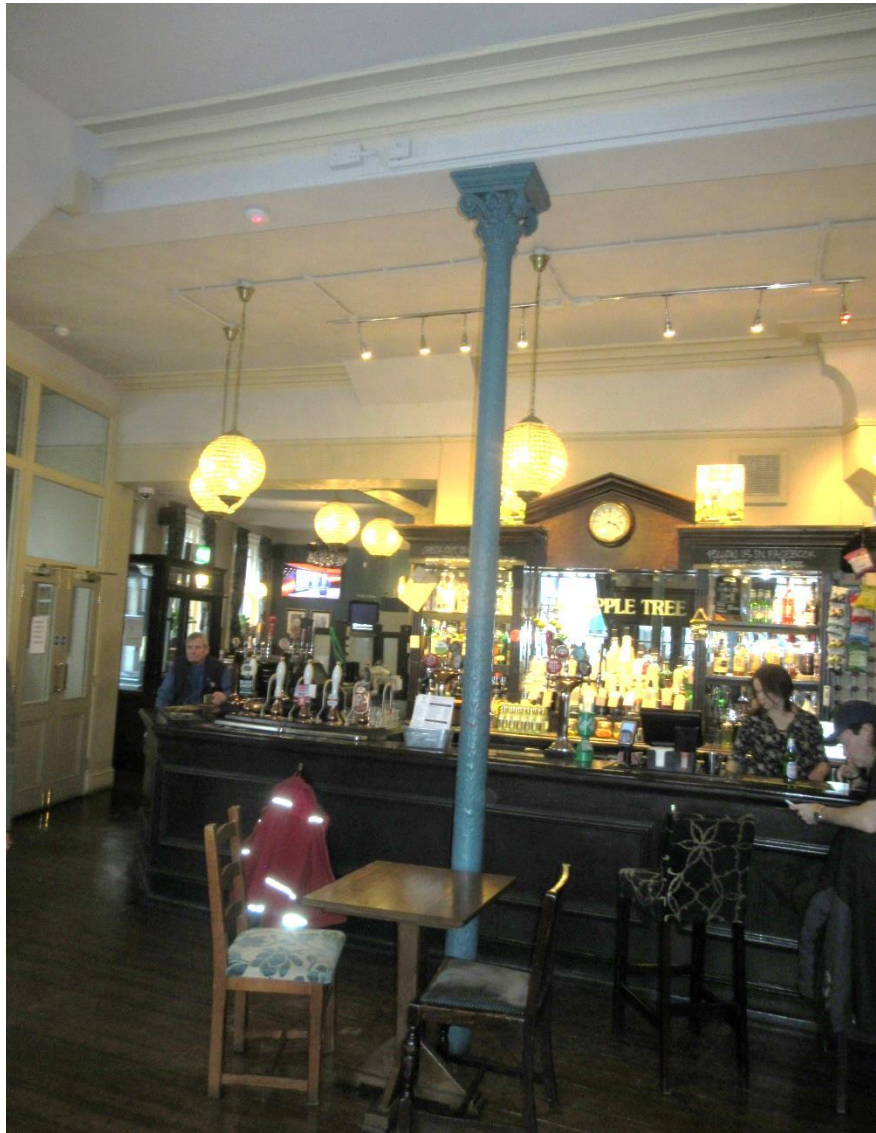


Figure 30: The principal bar area of the 1870s public house, only completely open since the 1990s, illustrating the cast iron column indicating the original location of a central bar counter serving a number of separate bars, the existing bar counter largely rebuilt and relocated during the later 20th century, and 1930s staircase with 2010 lobby to the left.



Figure 31: The 1925 extension looking east; there is little or no fabric of any historic interest in this area.

First Floor

- 4.6. The first floor comprises both public and private spaces, including the former club room (function room) above the bar. The spatial dimensions of this space have been altered substantially since the 1930s, with the opening up of the rear part of the room (the original dining room) and the partitioning of the 1930s staircase which removed a whole window bay from the room (Figures 32 and 33). The original separation of the front and rear spaces are still extant by the downstand and difference in cornice pattern which appears to be original (matched on the 1930s partition) (Figure 32). Original skirting and picture rails survive. The bolection fire surround within the front space is high likely a 20th century replacement, probably dating from the 1920s or 1930s works given the mottled tile inner surround. The fireplace to the former rear room has been removed, whilst the rear window opening has been blocked to accommodate the dumb waiter. The doorway to the stairs is in its original location but contains a modern door (Figure 33). Across the corridor is the original sitting room area, in office use since the at least the 1990s. This room retains its original cornice and picture rail but the fireplace has been removed (Figure 34).
- 4.7. The first floor of the 1925 extension contains little or no significant historic fabric or plan form. It was laid out originally to provide accommodation with two bedrooms and a central bathroom linked from the stairs by a corridor on the south side. The uses of the rooms have been adapted; the only heated room to the east side has had its fireplace blocked up. There are no original fixtures and fittings, although some joinery survives - the architraves and only one four-panelled door (Figures 35 and 36).

- 4.8. The different spaces on the first floor are linked via the principal staircase from the ground floor located within the projecting “stair tower”, one of the few original elements within the building. The closed string staircase has plain square balusters, quality moulded handrail, and modest moulded newel posts typical of the mid to late Victorian period (Figure 37).



Figure 32: The first-floor function room showing inserted 1930s staircase and removed partition separating a former rear room.



Figure 33: The rear part of the function room, formerly a separate room, showing modern door and dumb waiter within blocked window opening.



Figure 34: The former sitting room, now an office adjacent to the function room.



Figure 35: The first floor corridor to the rooms within the 1925 extension taken from the east room.

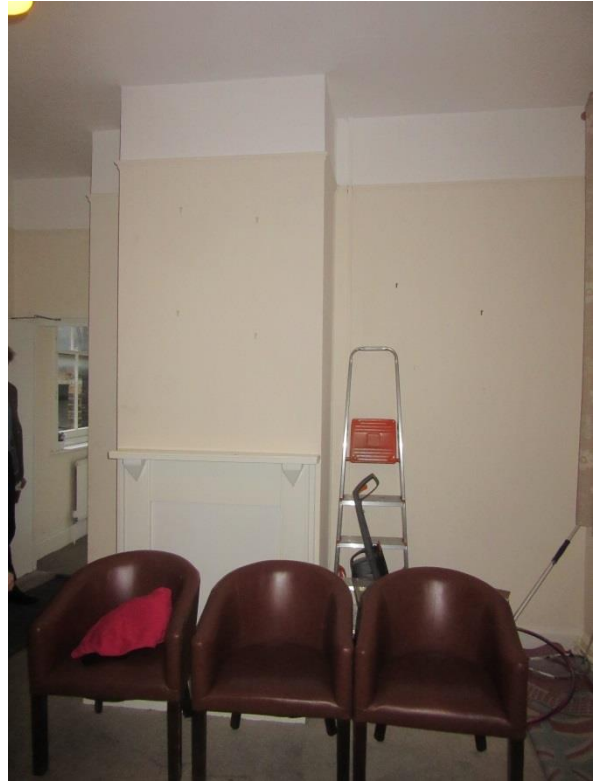


Figure 36: The first-floor rooms within the 1925 extension contain little or no significant historic fabric.

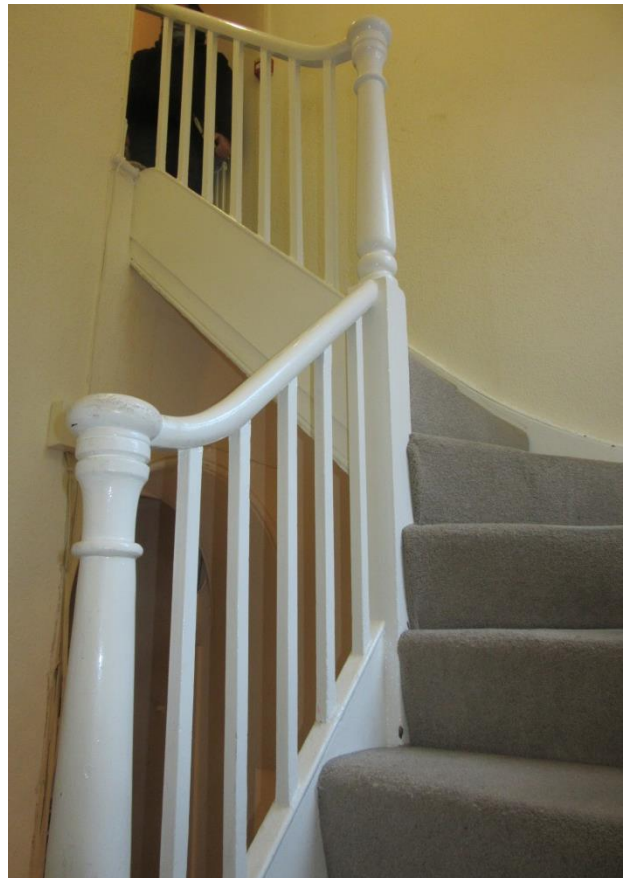


Figure 37: The first-floor “landing” (left) providing access to the different phases of the building and stairs to the second floor (right), illustrating the original staircase with moulded newel post.

Second Floor

- 4.9. The plan form of the second floor is likely to be original, although access into the north-west room appears to have been altered or there was originally a cupboard at the west end of the central corridor at the top of the stairs. Little if any historic fabric of significance survives at this level of the building. The fireplaces have all been removed and blocked. The plain four-panelled doors are original, but have been altered to accommodate fire proofing (Figure 39). There is some skirting and picture rails in individual rooms but this is unlikely to be original – this level of the building would have been extremely plain and utilitarian with no cornicing or little architectural detailing (Figure 38).



Figure 38: The dimensions of the second floor rooms appear to be original and are typically plain with no cornicing or elaborate joinery; the fireplaces have been removed and boarded over.



Figure 39: Altered 19th century second-floor door.

5.0. THE SIGNIFICANCE OF THE SUBJECT SITE

- 5.1. The aim of a Significance Assessment is, in the terms required by Paragraphs 189-190 of the NPPF, a “*description of the significance of a heritage asset*”. In the context of a historic building which has been the subject of a series of alterations throughout its lifetime, it is also a useful tool for determining which of its constituent parts holds a particular value and to what extent. *Good Practice Advice in Planning Note 2* (March 2015) states that understanding the nature of significance is important for understanding the need for and best means of conservation. Understanding the extent of that significance leads to a better understanding of how adaptable a heritage asset may be. Understanding the level of significance provides the essential guide as to how policies should be applied.
- 5.2. The descriptive appraisal will evaluate the building against listed selection criteria of ‘Principles of Selection for Listing Buildings’, DCMS, 2018. Historic England’s criteria outlined in ‘Conservation Principles, Policies and Guidance,’ which partially overlap with the Statutory Criteria, have also been considered and encompass the following values:
- **Evidential Value** – relating to the potential of a place to yield primary evidence about past human activity;
 - **Historical Value** – relating to ways in which the present can be connected through a place to past people, events and aspects of life;
 - **Aesthetic Value** – relating to the ways in which people derive sensory and intellectual stimulation from a place;
 - **Communal Value** – relating to the meanings of place for the people who relate to it, and whose collective experience or memory it holds.
- 5.3. Although not officially considered to be one of the four principal values, **setting** is increasingly viewed as an important value that makes an important contribution to the significance of a heritage asset. This assessment of the contribution to significance made by setting should provide the baseline along with the established values used for assessing the effects of any proposed works on significance.

The level of significance for each value and the setting will be assessed using the following grading:

- **High** – values of *exceptional or considerable* interest;
- **Medium** – values of *some* interest;
- **Low** – values of *limited* interest.

5.4. Evidential Value

It is understood that none of the original 1720s public house survived the rebuilding of the 1870s; the existing building therefore dates from this time and subsequent additions and alterations. 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, which included the extension of the basement. The latter two schemes radically changed the character and layout of the bar, with the addition of the staircase to the

function room on the first floor, reconfiguration and rebuilding of the bar counter, and the removal of partitions which separated the different spaces. There is therefore limited historic fabric of significance within the bar and almost no surviving significant layout or plan form.

Much of the plan form has also been altered on the first floor with the enlarging of the function room and insertion of the staircase to the bar during the 1930s. There is considered to be little if any historic fabric or plan form of significance within the 1925 extension. Although the plan form of the second floor appears to be largely intact, there has been considerable loss of historic fabric. No original fireplaces survive throughout the building. Many of the windows appear to have been replaced during the mid-20th century, whilst almost all internal doors are modern; those four-panelled doors which have survived have been altered to accommodate fire-proofing. The original staircase is one of the few surviving original elements of significance in the building. The 1870s single-storey outbuilding to the south side of the rear courtyard has likewise been substantially altered internally and externally to accommodate modern kitchen facilities. **Evidential value is therefore low to medium.**

5.5. Historical Value

The subject site embodies the development of Mount Pleasant during the early 18th century as one of the many inns and public houses which characterised this area as a focus for leisure centred on the Cold Baths. The pub was later linked with an important part of the social history of the area as a favoured location for recently released inmates from the House of Correction immediately to the north. The existing building on the site dates from the 1870s and 1920s however with no surviving fabric from the 1720s and post-dates the link with the prison. 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. Although slightly too early for the dominant Queen Anne style, which was used on many rebuilt public houses of the later 1870s through to the 1890s, its classical design was likely intended to convey respectability and to provide the building with a strong street presence on its corner location. The compartmentalisation of the bar area with a central bar counter and inclusion of a first-floor club room were also typical features of the later 19th century. This original layout with its fixtures and fittings has been lost and is no longer readable, particularly within the principal bar area. However the later extension to incorporate a large new saloon, the opening up of the bar space and the expansion of private function room facilities on the first floor are likewise typical developments in pub architecture of the early to mid-20th century. **Historical value is therefore medium.**

5.6. Aesthetic Value

The aesthetic value of the subject site lies in its well-proportioned classical design and architectural detailing which provide it with a strong presence on the corner of Mount Pleasant and Warner Street. It possesses little if any group value architecturally with the adjacent statutorily listed early 18th century buildings on Mount Pleasant as it was completely rebuilt during the 1870s. This value has been

compromised somewhat by the substantial alteration to the principal ground floor façade, including the covering of the faience stall risers and piers, the replacement of the original windows, and the blocking of the original corner doorway. The rather unsympathetic blocking of the doorway to the eastern side of the 1925 Warner Street extension detracts from the appearance of this part of the building. The rear elevations and yard area is considered to contribute negatively to the aesthetic value of the building owing to the unsightly accretion of services, the addition of modern toilet blocks, and the alteration of window openings and brickwork, particularly to the kitchen range on the south side of the yard. Indeed the rear elevations are particularly visible from the statutorily listed viaduct carrying Rosebery Avenue to the east. The interior of the building is not considered to contribute substantially to the aesthetic value owing to the loss of most original fixtures and fittings. **Aesthetic value is therefore medium to the north and west street elevations, and low to the rear elevations and yard.**

5.7. Communal Value

There has been a public house on the site since the 1720s providing hospitality and refreshment; there is therefore potential for collective memory and experience as a locally valued venue. Its prominence on a corner site of two streets within the Hatton Garden Conservation Area is likely to make a valued contributor to the streetscape and local character and appearance of the area. However the building is not associated with any persons or events of particular local or national note. **Communal value is therefore medium.**

5.8. Setting

The subject site is located within the Hatton Garden Conservation Area and is a prominent corner building fronting Mount Pleasant and Warner Street, particularly visible from the raised Grade II statutorily listed viaduct to the east. The subject site adjoins the Grade II statutorily listed terrace of early 18th century houses at 47-57 Mount Pleasant and contributes positively to its streetscape setting, particularly the west elevation. The site also forms part of the setting of the Rosebery Avenue Conservation Area within the London Borough of Islington. **The value of the setting is therefore considered to be medium.**

5.9. Summary of Significance

The principal source of heritage significance therefore lies in the historical and aesthetic values of the subject site, although these values have been compromised somewhat by the loss of original or early external and internal features, fixtures and fittings. The communal value of the site should also not be overlooked owing to its streetscape presence and historic and present uses as a drinking and social establishment.

6.0. IMPACT ASSESSMENT

6.1. The description of the proposal is accompanied by a series of drawings, as proposed, prepared by Palmer Lunn Architects in March 2019 which can be found within the application bundle. The proposals include a number of minor external and internal alterations, including:

- 1. The excavation of additional basement space beneath the rear courtyard and the existing kitchen range and toilet facilities, and the lowering of the floor within the existing basement by 340mm;
- 2. The part restoration and reconfiguration of the principal ground floor bar and first-floor function room within the 1870s public house, including the removal of the detrimental 1930s staircase;
- 3. The demolition of the existing outbuilding on the south side of the courtyard and the provision of a flat-roofed garden room of a similar scale;
- 4. The demolition of the existing modern toilet block within the rear yard and the provision of a new two-storey wing containing toilet facilities;
- 5. The provision of a new staircase and disabled lift within the 1925 extension to connect the basement to the ground and first floors;
- 6. The remodeling of the first floor spaces within the 1925 extension to accommodate the new staircase;
- 7. The repair and restoration of the principal north and west elevations fronting Mount Pleasant and Warner Street;
- 8. The repair of significant internal historic fabric and the reinstatement of appropriate four-panelled doors and architectural features throughout the building.

6.2. The proposals may have an impact on:

- The significance of the Grade II statutorily listed subject site;
- The character and appearance of the Hatton Garden Conservation Area;
- The settings of adjoining and nearby Grade II statutorily buildings, including Nos. 47-57 Mount Pleasant and Rosebery Avenue viaduct;
- The setting of the Rosebery Avenue Conservation Area, London Borough of Islington.

6.3. Based on the above detailed assessments in Sections 2 to 5 and in accordance with the Historic England guidance *Setting of Heritage Assets* (December 2017), the following Impact Assessment appraises the effects of the proposed development, whether beneficial or harmful, on the significance of the identified heritage assets or on the ability to appreciate it (Step 3) and explores ways to maximise enhancement and avoid or minimise harm (Step 4). See **Appendix 3** for details relating to Steps 3 and 4 of the guidance.

6.4. For the purposes of assessing the likely impact to result from the proposals and the subsequent impact on heritage assets, established criteria have been employed. If the proposed scheme will enhance heritage values or the ability to appreciate them, then the impact on heritage significance within the view will be deemed **positive**; however, if it fails to sustain heritage values or impair their appreciation then the impact will be deemed **negative**. If the proposals preserve the heritage values then the impact will be deemed **neutral**.

- 6.5. Within the three categories there are four different levels that can be given to identify the intensity of impact:
- **"negligible"** – impacts considered to cause no material change.
 - **"minimal"** - impacts considered to make a small difference to one's ability to understand and appreciate the heritage value of an asset. A minor impact may also be defined as involving receptors of low sensitivity exposed to intrusion, obstruction or change of low to medium magnitudes for short periods of time.
 - **"moderate"** - impacts considered to make an appreciable difference to the ability to understand or appreciate the heritage value of an asset.
 - **"substantial"** - impacts considered to cause a fundamental change in the appreciation of the resource.
- 6.6. Pre-Application advice was received from Camden Borough Council in August 2018 and June 2019. The helpful commentary provided by officers relating to heritage and design was generally positive. Concerns relating to the external proposals included the visual impact of the two-storey block within the yard and the design of plant enclosure on the roof of the proposed new garden building. Concerns relating to internal alterations included the visual impact of the proposed staircase within the 1925 extension through the windows on the Warner Street elevation, and the impact of the staircase on the first-floor plan form. It is considered that the current proposals have responded positively to these concerns and taken full account of the advice provided by officers in the previous pre-application.
- 6.7. 1. The basement has already been subject to substantial alteration and extension during the 20th century with the addition of the eastern section beneath the 1925 Warner Street extension, new stairs and access, and the subdivision of the original western section with concrete blockwork; there is little or no significant historic fabric or plan form at this level and so the proposals are not considered to harm the hierarchy of spaces which contribute to the overall significance of the listed building. The proposal will not be adding any new space beneath the original lowest floor level of the statutorily listed building; the excavation beneath the existing outbuilding containing the kitchen (proposed to be demolished – see below 6.9) is not considered to harm any historic layout or hierarchy of spaces. It is not anticipated there will be any external manifestations required within the public realm on Warner Street and so there will be little if any impact on the character and appearance of the Conservation Area. The proposal to lower the floor within the existing basement by 340mm is also not considered to cause any harm: the floor surface comprises modern concrete and the height of the space will remain substantially less than the upper floors, thereby sustaining an understanding of the hierarchy of the spaces within the listed building. **This proposal is therefore considered to have a minimal and neutral impact on the significance of the statutorily listed building and a negligible impact on the character and appearance of the Conservation Area and settings of nearby heritage assets.** This proposal was considered to be acceptable by the Council during the previous Pre-Application.
- 6.8. 2. It is proposed to reconfigure and partially restore the layout of the principal ground-floor bar area, reinstating an appreciation and understanding of its original plan; this was viewed by the Council during the previous Pre-Application as 'a great heritage benefit'. An understanding of the original 1870s bar spaces will be enhanced by the addition of an appropriate partially glazed screen separating it from the 1925 Warner Street extension. This will necessitate the removal of the existing bar, which dates from the 20th century and has been substantially altered; it therefore possesses little if any historic interest. An appropriate fireplace is proposed to be reinstated within the bar. On the first floor, it is proposed to

reconfigure and partially restore the original plan form and architectural features within the function room. This part of the building has already been altered substantially during the 1930s, leaving only the existing separate office room which contains little of no historic fabric of interest and is not considered to contribute substantially to the overall significance of the building in terms of historic plan form. In response to the concerns expressed by the Council during the previous Pre-Application, the downstand with cornicing will be retained, together with wall nibs and a central column which will sustain and enhance an understanding of the original cellular layout of the original three rooms. The proposed removal of the 1930s staircase, which encroaches significantly on the principal public rooms to the ground and first floors, is considered to enhance substantially an understanding of the original layout and character of the spaces (considered by the Council during the previous Pre-Application to constitute a further heritage benefit); the staircase itself and particularly the lobby at ground-floor level is considered to be of little if any historic interest and was much-altered in 2010 for fire safety regulations. **The proposals affecting the principal public spaces are therefore considered to have a minimal and positive impact on the significance of the listed building.**

- 6.9. 3. It is proposed to demolish the existing single-storey outbuilding on the south side of the rear yard. It is not clear whether or not this building originally formed part of the pub, although it had been integrated and largely rebuilt by the early 20th century. The original uses are unclear, but it has clearly always been a secondary service space used for storage or ancillary functions. The fabric has been altered substantially both internally and externally to the extent that the outbuilding as existing possesses little if any architectural or historic interest and makes little if any contribution to the overall significance of the listed building. Its demolition will therefore have a **minimal and neutral impact** and was considered acceptable by the Council during the first Pre-Application. It is proposed to erect a new single-storey “garden room” in place of the demolished outbuilding which will be of a similar scale and footprint to sustain an understanding of the original courtyard layout and will allow better views of the more characterful elevations of the listed building; the design will be contemporary with a flat roof and mostly glazed elevation to maintain its subservience as a later ancillary structure. The new outbuilding will be integrated with the historic 1870s building via a new two storey part-glazed and part-stained timber clad structure in place of the later and unsightly toilet additions to the stair tower; this high-quality and “light touch” design also better reveals the historic stair tower and would enhance the appearance of the rear yard by the removal of poor-quality and later additions. The proposed garden room will therefore remain entirely separate from the original principal public spaces and will be clearly readable as a modern addition, thereby not disrupting an understanding of the historic plan form and layout of the listed building. There will be little if any impact on the setting of the listed building when viewed from the upper storeys of surrounding buildings; indeed the garden room offers real design enhancement to the courtyard space which is currently unattractive and gloomy. Alternative proposals for the provision of a new plant enclosure with an acoustic screen to the flat roof (raised as a concern during the first Pre-Application) have been explored, but in design terms this location is considered to be the most appropriate and viable as it will enable the better concealing of the existing unsightly accretion of modern services to the rear elevation; the enclosure will be an appropriate and discreet set-back addition on the flat roof which will enhance the aesthetic appearance of the statutorily listed building whilst minimising visual and noise impact. **The proposed garden room is considered to have a minimal and neutral impact on the significance and setting of the listed building.**

- 6.10. 4. The proposal to demolish the existing toilet block at the east end of the rear yard will cause **no harm**. This somewhat unsightly single-storey block was largely rebuilt during the 1990s and is of no significance, acknowledged by the Council during the first Pre-Application. The proposed replacement toilet block will be two storeys, but will be a discreet addition given the enclosed nature of the courtyard in this location surrounded by high stock brickwork walls and its height will not exceed the eaves line of the adjoining 1925 extension. The proposed green wall to the ground floor and stained timber finish to the first floor is considered to be an appropriate backdrop to the existing enclosing brickwork walls of the courtyard. The proposed elevational treatment would provide the opportunity for the better appreciation of the historic brickwork and detailing by nature that the new block would appear as a high-quality clearly discernible (yet visually subservient) addition alongside the garden room and its link to the historic 1870s building. The provision of a green wall to the ground floor and stained timber to the first floor will better integrate with the character of the proposed garden room and enhance the appearance of the rear courtyard (thereby responding positively to the concerns expressed by officers during the previous Pre-Application). The proposed new block will adjoin the 1925 extension, which is considered to be less sensitive than the original 1870s building in terms of significance. Existing access will be utilised at ground floor level from the east end of the Warner Street extension, whilst a new doorway is proposed to be created at first-floor level; this minimal loss of fabric in a later extension and secondary area is not considered to harm the significance of the listed building. The extension would appear as a sympathetic addition at the far end of the courtyard when viewed from the upper floors of the 1870s building. **The new block will therefore have a minimal and neutral impact on the significance of the listed building and a negligible impact on the character and appearance of the Conservation Area.**
- 6.11. 5. The provision of a new staircase and disabled lift within the 1925 extension linking the basement with ground and first floors is not considered to cause harm to any significant fabric; this is a more appropriate location for a secondary stair than the existing 1930s location which encroaches on the principal public spaces within the more significant 1870s element of the building. Indeed the Warner Street extension is not considered to be of the same significance as the 1870s building and contains little if any historic fabric or plan form of interest. The insertion of a staircase to the ground floor from the basement will be located within the eastern section of the basement; this is considered to be the least sensitive area as it was probably added during the mid-20th century and contains little if any fabric of historic interest. Any potential visual impact from the street by the introduction of the staircase has been minimised by the moving of the staircase to the internal wall away from the windows fronting Warner Street in response to the concerns expressed by officers during the Pre-Applications. **The proposed new staircase and disabled lift is therefore considered to have a minimal and neutral impact on the significance of the listed building.**
- 6.12. 6. For the reasons outlined above in 6.11, it is not considered that the remodelling of the first-floor spaces within the 1925 Warner Street extension will cause any harm to the significance of the statutorily listed building because it contains little if any historic fabric or plan form of interest. The retention of a subdivided space to create a lower lounge area reflects the original cellular nature of the plan form in this location. The loss of the first-floor chimney stack is not considered to harm the significance of the statutorily listed building as a whole, although any perceived detriment is considered to be substantially outweighed by the proposed enhancements offered by the scheme (see below 6.16). **The proposed remodelling will likewise have a minimal and neutral impact on the significance of the listed building.**

- 6.13. 7. It is proposed to carry out a scheme of repair and restoration to the principal street elevations of the subject site. This includes uncovering the original faience stall risers and piers, reinstating the original corner doorway with appropriate double doors, reinstating the original design of the windows to the ground and first floors, and the removal modern inappropriate signage. It is considered that these proposals will enhance the aesthetic value of the statutorily listed building and were noted as 'welcome heritage benefits' by officers at the first Pre-Application. **The proposals to the principal elevations are therefore considered to have a minimal and positive impact on the significance of the statutorily listed subject site, on the character and appearance of the Conservation Area and on the settings of other nearby heritage assets.**
- 6.14. 8. It is proposed to repair and restore all identified significant internal historic fabric, whilst all inappropriate modern doors will be removed and replaced with appropriate four-panelled doors which are more sympathetic to the period and character of the building, along with the partial restoration of plan form, fireplaces and architectural features to the principal public spaces on the ground and first floors. **The impact of these proposals is therefore considered to be minimal and positive** and were noted as 'appropriate' by officers at the first Pre-Application.
- 6.15. This impact assessment has also evaluated the proposals according to the eight principles of the *Building in Context Toolkit* (2001) which was formulated by English Heritage and CABE to stimulate a high standard of design for development taking place in historically sensitive contexts; the principles are listed in **Appendix 2**. It is considered that the proposals have taken full account of the eight principles, particularly in understanding the history of the place and lie of the land (Principle 2), designing the proposed new additions in order that they sit happily in the pattern of existing development (Principle 4), respecting the important views along Mount Pleasant and from the statutorily listed viaduct carrying Rosebery Avenue along Warner Street (Principle 5), respecting the scale of neighbouring buildings (Principle 6), and using high quality materials (Principle 7). Indeed, the proposed new toilet block and garden room will be understood as high-quality and visually subservient contemporary additions within the rear courtyard, utilising the same architectural language and use of materials to enhance the character and appearance of the open space, whilst also making the historic detailing and brickwork more legible (particularly the historic stair tower of the 1870s building) by providing an appropriate and sympathetic contrast.
- 6.16. **Overall it is considered that the proposals will have a minimal and neutral to positive impact on the significance of the statutorily listed subject site, on the character and appearance of the Hatton Garden Conservation Area, and on the settings of other nearby heritage assets.** The current proposals have taken full account of the two Pre-Application advice letters in order to minimise any potential negative impacts on the significance of the listed subject site and Conservation Area. Any perceived detriment is considered to be outweighed by the enhancements included within the proposals which will benefit the heritage values of the building and the character and appearance of the Conservation Area, including:
- The reinstatement and part restoration of the proportions and layout of the principal bar by the removal of the 1930s staircase, reinstatement of architectural features and fireplace, and the installation of an appropriately designed screen to the 1925 extension;
 - The replacement of modern internal doors with four-panelled doors appropriate to the character of the building;

- The part restoration and reinstatement of the first-floor function room – its plan form, architectural details and fireplace;
- The repair and restoration of the principal north and west elevations, including the revealing of the faience to the ground floor, the reinstatement of the original corner doorway and doors, and the replacement of modern inappropriate windows with windows to match the originals;
- The removal of modern unsightly services, fixtures and fittings internally and externally.

7.0. POLICY COMPLIANCE AND JUSTIFICATION STATEMENT

7.1. Camden Local Plan (2017)

7.1.1. The Local Plan was adopted by the Council in 3 July 2017 and has replaced the Core Strategy and Camden Development Policies documents as the basis for planning decisions and future development in the borough.

7.1.2. Policy D1 deals with design:

The Council will seek to secure high quality design in development. The Council will require that development:

- a. respects local context and character;
- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;

The designs of the proposed new extensions have been informed by the surrounding built environment on Warner Street and the context of the enclosed rear yard, with specific attention paid to the materials, scale and detailing of the buildings in the immediate context (including the statutorily listed subject site). The proposed new garden room and toilet block within the rear yard will replace existing structures of little or no significance and are likewise considered to be well-designed discreet additions which will be subservient to the original 1870s building, whilst sustaining an understanding of the historic plan form and without loss of any significant historic fabric; indeed the garden room offers real design enhancement to the courtyard space which is currently unattractive and gloomy. The provision of a new plant enclosure with an acoustic screen to the flat roof of the garden room will enable the better concealing of the existing unsightly accretion of modern services to the rear elevation, thereby enhancing the aesthetic appearance of the statutorily listed building whilst minimising visual and noise impact. The proposed new toilet block and garden room will be understood as high-quality and visually subservient contemporary additions within the rear courtyard, utilising the same architectural language and use of materials (glazing, stained timber cladding and green roofs/walls) to enhance the character and appearance of the open space, whilst also making the historic detailing and brickwork more legible (particularly the historic stair tower of the 1870s building) by providing an appropriate and sympathetic contrast. The proposed extensions are functional solutions which will ensure the continued long-term use of the building as a thriving entertainment establishment. Therefore, the proposals comply with Policy D1 by respecting the local context and preserving and enhancing the historic environment.

7.1.3. Policy D2 deals with heritage:

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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.

The impact of the proposals is not considered to cause no harm to any heritage assets, but any perceived detriment as a result of some loss of internal plan form is considered to be substantially outweighed by the enhancements offered by the scheme which will better reveal the significance of the statutorily listed building, including:

- The reinstatement and part restoration of the proportions and layout of the principal bar by the removal of the 1930s staircase, reinstatement of architectural features and fireplace, and the installation of an appropriately designed screen to the 1925 extension;
- The replacement of modern internal doors with four-panelled doors appropriate to the character of the building;
- The part restoration and reinstatement of the first-floor function room – its plan form, architectural details and fireplace;
- The repair and restoration of the principal north and west elevations, including the revealing of the faience to the ground floor, the reinstatement of the original corner doorway and doors, and the replacement of modern inappropriate windows with windows to match the originals;
- The removal of modern unsightly services, fixtures and fittings internally and externally.

Conservation Areas

In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas. The Council will:

- *e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*
- *h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.*

The context of the subject site has been assessed fully using the criteria outlined in Historic England's *Setting of Heritage Assets* (December 2017) and the *Building in Context Toolkit* in relation to its prominent location on a corner site within the Hatton Garden Conservation Area, particularly the Rosebery Avenue Sub-Area which is defined by large-scale 19th and early 20th century residential and industrial blocks. The proposed new basement space will not have any external manifestations on Warner Street and so will cause no harm to the character and appearance of the Conservation Area (as per the Conservation Area Management Strategy para 9.8). The proposed new extensions within the rear yard are entirely enclosed by the built form and not visible from the public realm; their discreet design and location within the yard ensures there will be a negligible impact on the character and appearance of the Conservation Area. Moreover, the external yard space will be retained within the scheme, thereby sustaining an appreciation and understanding of the development of the site and wider uses of the area. The proposals to repair and restore the ground floor of the principal north and west elevations are considered to enhance the character and appearance of the Conservation Area by reinstating original and traditional features and removing modern unsympathetic signage and services. The proposals are therefore considered to preserve and enhance the character and appearance of the Conservation Area.

Listed Buildings

Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings, the Council will:

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- *i. resist the total or substantial demolition of a listed building;*
- *j. resist proposals 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*
- *k. resist development that would cause harm to significance of a listed building through an effect on its setting.*

The proposals have been based on a detailed understanding of the history and development of the statutorily listed building which has informed an understanding and appreciation of the relative significance of its constituent elements. The proposals will preserve and enhance the heritage values identified in this Heritage Statement by repairing and restoring the principal elevations of the building and the elements of significance to the interior. The proposals will largely affect those spaces and modern fixtures and fittings which are of little or no significance, including those within the 1925 Warner Street extension. The proposed new basement space, installation of a new staircase within the 1925 extension and reconfiguration of the first-floor spaces are not considered to cause harm to any historic fabric or plan form of significance. The design of the new garden room and toilet block within the rear yard will enhance the appearance of the currently unattractive space; they will be discernible additions, but are appropriate given the enclosed nature of the yard and respect their built context based on the relative significance of the constituent elements of the listed building and will make the historic brickwork and detailing more legible. The proposals do not involve the substantial demolition of the statutorily listed building: the buildings proposed to be demolished within the rear yard area are considered to be unattractive and neutral to negative elements to the significance of the listed buildings – in the case of the outbuilding, this is due to substantial internal and external alterations. 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 have been taken fully into account, particularly Nos. 47 to 57 Mount Pleasant and the Rosebery Avenue viaduct; the proposals are not considered to harm their significance, rather their settings will be enhanced by the proposed repair and restoration works.

The proposals therefore comply with Policy D2 in relation to Conservation Areas and Listed Buildings, and in offering substantial public benefits to outweigh any perceived detriment.

7.1.4. Policy A5 deals with basements:

The Council will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to:

- *c. the character and amenity of the area;*
- *d. the architectural character of the building; and*
- *e. the significance of heritage assets.*

There is little or no significant existing historic fabric or plan form at this level and so the proposals are not considered to harm the hierarchy of spaces and architectural character which contribute to the overall significance of the listed building. The proposal will not be adding any new space beneath the original lowest floor level of the statutorily listed building; the excavation beneath the existing outbuilding containing the kitchen (proposed to be demolished) is not considered to harm any historic layout or hierarchy of spaces. It is not anticipated there will be any external manifestations required within the public realm on Warner Street and so there will be little if any impact on the character and appearance of the Conservation Area or settings of other nearby heritage assets. The proposal to lower the floor within the existing basement by 340mm is also not considered to cause any harm: the floor surface comprises

modern concrete and the height of the space will remain substantially less than the upper floors, thereby sustaining an understanding of the hierarchy of the spaces within the listed building. The proposal therefore complies with Policy A5.

7.2. London Plan (2016)

7.2.1. The London Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2036. Chapter 7 sets out policies on a range of issues about the places and spaces in which Londoners live, work and visit. The policies are designed to create a city of diverse, strong, secure and accessible neighbourhoods, and a city that delights the senses which has the best of modern architecture while also making the most of London's built heritage (London Plan, para. 7.1.).

7.2.2. **Policy 7.8** deals with heritage assets and archaeology:

- **A** London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.
- **C** Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.
- **D** Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

The proposals have been based on a detailed understanding of the heritage significance of the subject site, the history and development of the local area, and the character and appearance of the Conservation Area. The proposals recognise the medium heritage values of the building and the positive contribution it makes to the character and appearance of the Conservation Area. The historic fabric and plan form which reflects the medium values will be sustained, repaired and restored by the proposals, whilst the proposed new extensions and internal alterations appear to be functional solutions which are subordinate to the historic interest of the 1870s building and allow the original plan and fabric to be better understood and appreciated.

7.3. National Planning Policy Framework (February 2019)

7.3.1. The revised National Planning Policy Framework (NPPF) was introduced in February 2019 and provides a full statement of the Government's planning policies.

7.3.2. The NPPF contains a presumption in favour of sustainable development sympathetic to the conservation of designated heritage. The government's definition of sustainable development is one that incorporates all the relevant policies of the Framework, including the protection and enhancement of the historic environment.

7.3.3. Relevant NPPF Policies are found in Section 12 "Achieving Well-Designed Places" and Section 16 "Conserving and Enhancing the Historic Environment".

7.3.4. Paragraph 124 states that “*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*”. Section 12 goes on to outline the core expectations for good design and the importance of engagement between stakeholders relating to design:

Paragraph 127. Planning policies and decisions should ensure that developments:

- *a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- *c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- *d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

Paragraph 131. In determining applications, great weight should be given to 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 tenets of these paragraphs support the importance of good design in relation to conserving and enhancing the historic environment in Section 16:

Paragraph 192. In determining applications, local planning authorities should take account of:

- *c) the desirability of new development making a positive contribution to local character and distinctiveness.*

The proposal has taken into account the evidential, historical, aesthetic and communal values of 45 Mount Pleasant and its positive contribution to the character and appearance of the Hatton Garden Conservation Area at an important corner location. The principal north and west elevations and surviving original fixtures and fittings of the building which reflect those values will be preserved and enhanced by the proposals, specifically those which remove later inappropriate fixtures and fenestration, and conserve and repair all significant external and internal historic fabric. The proposed new garden room and toilet block within the rear yard are likewise considered to be well-designed enhancing additions which will be subservient to the original 1870s building, whilst sustaining an understanding of the historic plan form and without loss of any significant historic fabric. The proposed new toilet block and garden room will be understood as high-quality and visually subservient contemporary additions within the rear courtyard, utilising the same architectural language and use of materials (glazing, stained timber cladding and green roofs/walls) to enhance the character and appearance of the open space, whilst also making the historic detailing and brickwork more legible (particularly the historic stair tower of the 1870s building) by providing an appropriate and sympathetic contrast. The proposed extensions are functional solutions which will ensure the continued long-term use of the building as a thriving entertainment establishment. Therefore, the proposals comply with Section 12 of the NPPF ‘Achieving Well-Designed Places’.

7.3.5. Section 16 deals with Conserving and Enhancing the Historic Environment. Paragraph 184 states that heritage assets “*an irreplaceable resource, and should be conserved in a manner appropriate to their*

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significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations”.

Paragraph 194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- *a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- *b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

It is considered that the proposal would not cause any damage or loss of significance to the statutorily listed subject site, the Hatton Garden Conservation Area or the settings of nearby heritage assets. No. 45 Mount Pleasant embodies medium historical, aesthetic, communal and setting values. The proposals will preserve and enhance these values by repairing and restoring the principal elevations of the building and the elements of significance to the interior, particularly the bar. The proposals will largely affect only those spaces and modern fixtures and fittings which are of little or no significance. The proposed new basement space, installation of a new staircase within the 1925 extension and reconfiguration of the first-floor spaces are not considered to cause harm to any historic fabric or plan form of significance. The design of the new garden room and toilet block within the rear yard will be subservient additions, which are appropriate in their high-quality modern design idiom given the enclosed nature of the yard and respect their built context based on the relative significance of the constituent elements of the listed building. Therefore, it is argued that the proposals will not cause significant loss or substantial harm to the significance and setting of any heritage assets.

Paragraph 196. 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.

The proposals are sympathetic to the significance and setting of the statutorily listed building and of the surrounding heritage assets. The proposal will preserve and enhance the heritage significance of No. 45 Mount Pleasant by conserving and repairing significant fabric features which are in a poor condition or have been covered, and reinstating traditional more appropriate features. The impact of the proposals is considered to cause no harm to any heritage assets, but any perceived detriment as a result of some of plan form would be substantially outweighed by the enhancements offered by the proposals which will better reveal the significance of the statutorily listed:

- The reinstatement and part restoration of the proportions and layout of the principal bar by the removal of the 1930s staircase, reinstatement of architectural features and fireplace, and the installation of an appropriately designed screen to the 1925 extension;
- The replacement of modern internal doors with four-panelled doors appropriate to the character of the building;
- The part restoration and reinstatement of the first-floor function room – its plan form, architectural details and fireplace;
- The repair and restoration of the principal north and west elevations, including the revealing of the faience to the ground floor, the reinstatement of the original corner doorway and doors, and the replacement of modern inappropriate windows with windows to match the originals;
- The removal of modern unsightly services, fixtures and fittings internally and externally.

Paragraph 200. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

The impact of the proposal has been assessed in conjunction with the effects on the character, distinctiveness and significance of the historic environment. The proposal will sustain the elements which contribute positively to the character and appearance of the Conservation Area, hence causing no harm. Opportunities for enhancements which will better reveal the significance of the Conservation Area and the contribution the subject site makes to it include:

- The repair and restoration of the principal north and west elevations, including the revealing of the faience to the ground floor, the reinstatement of the original corner doorway and doors, the replacement of modern inappropriate windows with windows to match the originals, and the removal of inappropriate modern signage.

7.4. National Planning Guidance (PPG)

7.4.1. Revised in July 2019, the PPG is an online guidance resource which is updated continuously.

7.4.2. Paragraph: 003 Reference ID: 18a-003-20140306 - What is meant by the conservation and enhancement of the historic environment?

- *The conservation of heritage assets in a manner appropriate to their significance is a core planning principle...Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets...In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time.*

The proposals recognise that the conservation of heritage assets must be in a manner appropriate to their determined significance and that heritage assets are an irreplaceable resource. Equally important is the definition of 'conservation' as the 'active process of maintenance and managing change'. This is implicit in the proposed works to the statutorily listed building by nature of limiting proposals to spaces and fabric of limited significance and offering enhancements through the repair and restoration of the principal elevations, the reinstatement of the principal public bar space, the partial restoration of the first-floor function room and its architectural detailing, and the removal of unsightly services and fixtures.

7.4.3. Paragraph: 009 - Reference ID: 18a-009-20140306 – Why is significance important in decision-taking?

- *Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals*

It is contended the nature, extent and importance of the significance of the effected heritage assets – including the Grade II statutorily listed subject site, the character and appearance of the Hatton Garden Conservation Area and settings of nearby heritage assets – have been properly assessed using the latest Historic England guidance, thereby enabling an acceptable and justifiable proposal to be developed. Key to this process has been a consideration of the impact on historic environment.

7.4.4. Paragraph: 019 Reference ID: 18a-019-20140306 - How can proposals avoid or minimise harm to the significance of a heritage asset?

- *A clear understanding of the significance of a heritage asset and its setting is necessary to develop proposals which avoid or minimise harm. Early appraisals, a conservation plan or targeted specialist investigation can help to identify constraints and opportunities arising from the asset at an early stage. Such studies can reveal alternative development options, for example more sensitive designs or different orientations, that will deliver public benefits in a more sustainable and appropriate way.*

A significance and heritage statement has been undertaken as part of this application and its findings incorporated into the design. Visual inspection of the building informed constraints and opportunities and there was a conscious effort to minimise the impact of the proposed works upon the fabric of the statutorily listed building, the Hatton Garden Conservation Area and the settings of adjacent heritage assets.

8.0. CONCLUSION

- 8.1. The proposals have been designed so as to cause no harm to the statutorily listed 45 Mount Pleasant. The subject site possesses low to medium evidential value, and medium historical, aesthetic and communal values, as well as a setting of medium value. The proposals will both preserve and enhance these values; the proposals have taken full account of the advice provided by the Borough of Camden planning officers in the previous two Pre-Applications and have been designed in an appropriate manner to sustain and enhance an understanding and appreciation of the significance of the listed building. No historic fabric and plan form of significance to the principal of the public house will be detrimentally affected by the proposals.
- 8.2. The proposals are considered to have a minimal and neutral to positive impact on the significance of the statutorily listed subject site, on the character and appearance of the Hatton Garden Conservation Area and on the settings of other nearby heritage assets. The excavation of a new basement space, the demolition of the existing outbuilding and toilet block within the rear yard and the erection of a new single-storey garden room and two-storey toilet block, are all considered to sustain the identified heritage values and setting of the building and will not cause harm to any historic fabric or plan form of significance. The proposed new toilet block and garden room will be understood as high-quality and visually subservient contemporary additions within the rear courtyard, utilising the same architectural language and use of materials (glazing, stained timber cladding and green roofs/walls) to enhance the character and appearance of the open space, whilst also making the historic detailing and brickwork more legible (particularly the historic stair tower of the 1870s building) by providing an appropriate and sympathetic contrast. Any perceived detriment is considered to be outweighed by the enhancements included within the proposals which will benefit the heritage values of the building and the character and appearance of the Conservation Area, including:

- The reinstatement and part restoration of the proportions and layout of the principal bar by the removal of the 1930s staircase, reinstatement of architectural features and fireplace, and the installation of an appropriately designed screen to the 1925 extension;
- The replacement of modern internal doors with four-panelled doors appropriate to the character of the building;
- The part restoration and reinstatement of the first-floor function room – its plan form, architectural details and fireplace;
- The repair and restoration of the principal north and west elevations, including the revealing of the faience to the ground floor, the reinstatement of the original corner doorway and doors, and the replacement of modern inappropriate windows with windows to match the originals;
- The removal of modern unsightly services, fixtures and fittings internally and externally.

8.3. The applicant has recognised the importance of performing investigations and analysis necessary for the assessment of the effects of the proposed works on the special interest of the identified heritage assets. This approach has been beneficial with regard to the process of acknowledging the best practice guidance as outlined in the NPPF and in local policies. It is considered that the information provided in this Heritage Statement is proportionate to the significance of the subject site. It sets out an appropriate level of detail sufficient to understand the potential heritage implications of the proposals in accordance with the proportionate approach advocated by Paragraph 189 of the NPPF.

8.4. The proposal is considered to sustain the special historic and architectural interest of the statutorily listed building by preserving those elements of significance that have been identified as contributing to that special interest and removing those elements which are detrimental to that interest. It is therefore concluded that the proposed works satisfy the relevant clauses of the NPPF. These are consistent with the spirit of local, regional and national planning policies and conservation principles.

APPENDIX 1: 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 2: THE BUILDING IN CONTEXT TOOLKIT

The Building in Context Toolkit grew out of the publication **Building in Context**[™] published by English Heritage and CABI in 2001. The purpose of that publication was to stimulate a high standard of design for development taking place in historically sensitive contexts. The founding and enduring principle is that all successful design solutions depend on allowing time for a thorough site analysis and character appraisal to fully understand context.

The eight Building in Context principles are:

Principle 1

A successful project will start with an assessment of the value of retaining what is there.

Principle 2

A successful project will relate to the geography and history of the place and lie of the land.

Principle 3

A successful project will be informed by its own significance so that its character and identity will be appropriate to its use and context.

Principle 4

A successful project will sit happily in the pattern of existing development and the routes through and around it.

Principle 5

A successful project will respect important views.

Principle 6

A successful project will respect the scale of neighbouring buildings.

Principle 7

A successful project will use materials and building methods which are as high quality as those used in existing buildings.

Principle 8

A successful project will create new views and juxtapositions which add to the variety and texture of the setting.

APPENDIX 3: NATIONAL GUIDANCE (*THE SETTING OF HERITAGE ASSETS*, DECEMBER 2017)

This note gives assistance concerning the assessment of the setting of heritage assets. Historic England recommends the following broad approach to assessment, undertaken as a series of steps that apply proportionately to the complexity of the case, from straightforward to complex:

Step 1: Identify which heritage assets and their settings are affected.

The setting of a heritage asset is 'the surroundings in which a heritage asset is experienced'. Where that experience is capable of being affected by a proposed development (in any way) then the proposed development can be said to affect the setting of that asset. The starting point of the analysis is to identify those heritage assets likely to be affected by the development proposal.

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.

This assessment of the contribution to significance made by setting will provide the baseline for establishing the effects of a proposed development on significance. We recommend that this assessment should first address the key attributes of the heritage asset itself and then consider:

- the physical surroundings of the asset, including its relationship with other heritage assets
- the asset's intangible associations with its surroundings, and patterns of use
- the contribution made by noises, smells, etc to significance, and
- the way views allow the significance of the asset to be appreciated

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it.

The wide range of circumstances in which setting may be affected and the range of heritage assets that may be involved precludes a single approach for assessing effects. Different approaches will be required for different circumstances. In general, however, the assessment should address the attributes of the proposed development in terms of its:

- location and siting
- form and appearance
- wider effects
- permanence

Step 4: Explore ways to maximise enhancement and avoid or minimise harm.

Enhancement may be achieved by actions including:

- removing or re-modelling an intrusive building or feature
- replacement of a detrimental feature by a new and more harmonious one
- restoring or revealing a lost historic feature or view
- introducing a wholly new feature that adds to the public appreciation of the asset
- introducing new views (including glimpses or better framed views) that add to the public experience of the asset, or
- improving public access to, or interpretation of, the asset including its setting

Options for reducing the harm arising from development may include the repositioning of a development or its elements, changes to its design, the creation of effective long-term visual or acoustic screening, or management measures secured by planning conditions or legal agreements. For some developments affecting setting, the design of a development may not be capable of sufficient adjustment to avoid or significantly reduce the harm, for example where impacts are caused by fundamental issues such as the proximity, location, scale, prominence or

noisiness of a development. In other cases, good design may reduce or remove the harm, or provide enhancement. Here the design quality may be an important consideration in determining the balance of harm and benefit.

Step 5: Make and document the decision and monitor outcomes.

It is good practice to document each stage of the decision-making process in a non-technical and proportionate way, accessible to non-specialists. This should set out clearly how the setting of each heritage asset affected contributes to its significance or to the appreciation of its significance, as well as what the anticipated effect of the development will be, including of any mitigation proposals.

Assessment Step 2 Checklist

The starting point for this stage of the assessment is to consider the significance of the heritage asset itself and then establish the contribution made by its setting. The following is a (non-exhaustive) check-list of potential attributes of a setting that may help to elucidate its contribution to significance. It may be the case that only a limited selection of the attributes listed is likely to be particularly important in terms of any single asset.

The asset's physical surroundings

- Topography
- Aspect
- Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains)
- Definition, scale and 'grain' of surrounding streetscape, landscape and spaces
- Formal design eg hierarchy, layout
- Orientation and aspect
- Historic materials and surfaces
- Green space, trees and vegetation
- Openness, enclosure and boundaries
- Functional relationships and communications
- History and degree of change over time

Experience of the asset

- Surrounding landscape or townscape character
- Views from, towards, through, across and including the asset
- Intentional intervisibility with other historic and natural features
- Visual dominance, prominence or role as focal point
- Noise, vibration and other nuisances
- Tranquillity, remoteness, 'wildness'
- Busyness, bustle, movement and activity
- Scents and smells
- Diurnal changes
- Sense of enclosure, seclusion, intimacy or privacy
- Land use
- Accessibility, permeability and patterns of movement
- Degree of interpretation or promotion to the public
- Rarity of comparable survivals of setting
- Cultural associations
- Celebrated artistic representations
- Traditions

Assessment Step 3 Checklist

The following is a (non-exhaustive) check-list of the potential attributes of a development affecting setting that may help to elucidate its implications for the significance of the heritage asset. It may be that only a limited selection of these is likely to be particularly important in terms of any particular development.

Location and siting of development

- Proximity to asset
- Position in relation to relevant topography and watercourses
- Position in relation to key views to, from and across
- Orientation
- Degree to which location will physically or visually isolate asset

Form and appearance of development

- Prominence, dominance, or conspicuousness
- Competition with or distraction from the asset
- Dimensions, scale and massing
- Proportions
- Visual permeability (extent to which it can be seen through), reflectivity
- Materials (texture, colour, reflectiveness, etc)
- Architectural and landscape style and/or design
- Introduction of movement or activity
- Diurnal or seasonal change

Wider effects of the development

- Change to built surroundings and spaces
- Change to skyline, silhouette
- Noise, odour, vibration, dust, etc
- Lighting effects and 'light spill'
- Change to general character (eg urbanising or industrialising)
- Changes to public access, use or amenity
- Changes to land use, land cover, tree cover
- Changes to communications/accessibility/permeability, including traffic, road junctions and car-parking, etc
- Changes to ownership arrangements (fragmentation/permitted development/etc)
- Economic viability

Permanence of the development

- Anticipated lifetime/temporariness
- Recurrence
- Reversibility