

London Borough of Camden

Members' Briefing Report

Officer: Hannah Baker

Application Number: a) PWX0103140
b) LWX0103198

Address: 68 Heath Street, NW3

Proposal: a) Installation of extract ductwork to rear of property
b) Installation of extract ductwork to rear of property and minor internal alterations, including the installation of a dumb waiter and removal of the public bars on the ground and first floor levels.

Drawing Numbers: 244/01, 03, 04, 02B

Recommendation Summary: a) FPC Grant PP with Conditions
b) LACC Grant LB consent subject to conditions

1. SITE

- 1.1. The Horse and Groom Public House is a Grade 2 listed property located within the Hampstead Conservation Area. It is a four storey terraced property with attic and cellars. It is built in the Arts and Crafts style and dates from the early 1900's.

2. PROPOSAL

- 2.1. **Original** – The original application showed proposed changes to the existing shop front, which involved lowering the sill of the existing central segmental arched window. This window is an original feature with engraved glass to its top and bottom panes. Altering the proportions of the window would prejudice the character of the building. This alteration was thus seen as unacceptable and consequently withdrawn from the application.
- 2.2.) Installation of extract ductwork to rear of property and minor internal alterations, including the installation of a dumb waiter and removal of the public bars on the ground and first floor levels. **Revision 1** – plans were submitted showing that proposed alterations to the staircase had been withdrawn from the application.

3. RELEVANT HISTORY

- 3.1. N/A

4. RELEVANT POLICIES

- 4.1. EN1 General environment and improvement
- EN6 Disturbance from plant and machinery
- EN13 Design of new development
- EN21 Alterations to existing buildings
- EN31 Character and appearance of conservation areas
- EN39 Use of listed buildings

5. CONSULTATIONS

5.1. Adjacent Occupiers

	Original	R1
<i>Number of Letters Sent</i>	19	00
<i>Number of responses received</i>	00	00
<i>Number in Support</i>	00	00
<i>Number of Objections</i>	00	00

- 5.2. Hampstead CAAC advise that the extract duct should be located internally rather than on the rear elevation of the building to reduce its visibility. They were not re-consulted on the revised plans as these constituted of withdrawing proposed alterations to the staircase upon which the CAAC had not commented.

6. ASSESSMENT

- 6.1. At present the building is vacant. In line with policy, the Council is keen that it should continue to operate as a public house, as this was what it was originally designed to be. In order to utilise the property as a public house some minor changes are proposed to the building, to enable food to be cooked and served on the premises. These changes are considered below.
- 6.2. **Duct** – The duct is to run straight up from basement level using the line of the chimney breast to lessen its visual impact internally. This alteration of the internal proportions of the building is judged to be acceptable as it is relatively discreet. In addition the installation of the duct is necessary for the refurbishment of the public house, as it is proposed to serve food on the premises. The external duct runs along the existing rear stack and will only be prominent when it rises above the pot. To lessen its impact it should be painted matt black. Public views of the rear of the property can only be obtained from Mansfield Place and therefore its visual impact is minimal.
- 6.3. In terms of the impact of the duct on adjacent neighbours conditions can be applied to ensure that it does not have a detrimental impact in terms of noise and smell.
- 6.4. **Dumb waiter** - The installation of the dumb waiter will necessitate the creation of a hole through the existing decorative ceiling panel at ground floor level. However, it is apparent that this ceiling panel run is not original as the moulding is a lot heavier than its neighbouring panels. Consequently, there is no objection to the work.

- 6.5. **Removal of bars** – The removal of the bar at ground floor level is judged to be acceptable. The existing bar is not original and it is clear that the detailing on the bar does not match the original panelling on the surrounding walls. It is not therefore an integral feature of the listed building. The bar at first floor level can also be removed without compromising the historic fabric of the building. The first floor has over time been subjected to many alterations in terms of fixtures and fittings, and so the installation of a new bar will not be problematic.
- 6.6. During the course of the site visit it was noted that extensive works have been undertaken on the second and third floor to create 3 self contained flats. This work has been done without the benefit of planning permission or listed building consent, and is currently the subject of enforcement action.

7. **RECOMMENDATION**

a) Grant Planning Permission with Conditions:

1. CG08 - At one metre outside the windows of any neighbouring habitable room the level of noise from all plant and machinery shall be at least 5 decibels below the existing background noise levels, expressed in dB(A) at such locations. Where the noise from the plant and machinery is tonal in character the differences in these levels shall be at least 10 dB(A).
2. CG13 – The extract ventilating system shall be provided with acoustic isolation to prevent the transmission of noise and/or vibration to any other parts of the building and adjoining premises.
3. CG15 – The use hereby permitted shall not begin until full details of the scheme for the ventilation of, and the extraction of fumes from the premises to an adequate outlet level, including details of the sound attenuation for any necessary plant have been submitted to and approved by the Council and the development shall not be carried out otherwise than in accordance with any approval given.
4. CD03 All new external work shall be carried out in materials that resemble, as closely as possible in colour and texture those of the existing building, unless otherwise specified on the approved application.
5. The ventilation ducting to the rear elevation as shown in the approved plans shall be painted matt black and retained in this colour thereafter.
Prior to their installation, detailed plans showing the replacement bars and the proposed method of installation shall be submitted to and approved by the Council.

Reasons

1. DG01 (NB Change RE* to RE2)
2. DG04 (NB Change RE* to RE2)

3. DG01 (NB Change RE* to RE2)
4. DD01 (NB change EN16 to EN13 and EN33 to EN31)
5. DD02 (NB change EN16 to EN13 and EN33 to EN31)

b) Grant Listed Building consent with Conditions.

1. CL03 - All new works of making good to the retained fabric, whether internal or external, shall be finished to match the original work with regard to the methods used and to material, colour, texture and profile.
2. Details of the proposed replacement bars to be installed in the premises shall not be otherwise than as shall have been submitted to and approved by the Council before any work on site is commenced.
3. The ventilation ducting to the rear elevation as shown in the approved plans shall be painted matt black and retained in this colour thereafter.
Prior to their installation, detailed plans showing the replacement bars and the proposed method of installation shall be submitted to and approved by the Council.

Reasons

1. DL02 (NB change EN43 to EN38)
2. DL02 (NB change EN43 to EN38)
3. DD02 (NB change EN16 to EN13 and EN33 to EN31)