

Delegated Report		Analysis sheet		Expiry Date:		17/05/2010	
		N/A / attached		Consultation Expiry Date:		20/4/2010	
Officer				Application Number(s)			
Hugh Miller				A: 2010/1375/P B: 2010/1207/L			
Application Address				Drawing Numbers			
The Apple Tree 45 Mount Pleasant London WC1X 0AE				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
<p>A: 2010/1375/P - External alterations at ground floor level including the replacement of existing window and stallriser and the insertion of new door and fanlight on the Warner Street elevation to existing public house (Class A4).</p> <p>B: 2010/1207/L - Internal and external works of alterations in connection with the replacement of existing window and stallriser and the insertion of new door and fanlight on the Warner Street elevation; the creation of a fire escape route from upper floors to ground floor and; addition of glazed screen on existing internal staircase to existing public house (Class A4).</p>							
Recommendation(s):		Granted A: Planning permission reference 2010/1375/P B: Listed building consent reference 2010/1207/L					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	08	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site Notice displayed 26/3/2010, expires 16/4/2010. No response.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Hatton Garden C.A. No CAAC.					

Site Description

A part 2 –storey, part 3-storey end of terrace Public House building located at the junction of Mount Pleasant Road and Warner Street, east of the junction with Phoenix Place. The building is located in Hatton Garden Conservation Area. It is listed Grade II.

Relevant History

2010/0856/L - Internal additions and alterations in connection with the creation of a fire escape route from 1st floor to ground floor, and internal and external refurbishment, to pub (Class A4) - *To be determined.*

May 1994 – Pp granted - Alterations to elevation and rebuilding of lean-to in rear yard; ref. 9400270

Relevant policies

RUDP: 2006

B1 –General design principles
B4-Shopfronts, advertisements and signs
B7-Conservation areas
B6-Listed buildings

Draft LDF Core Strategy

The following policies in the draft LDF Core Strategy and Development Policies documents have been taken into consideration

CS1 – Distribution of growth
CS5 – Managing the impact of growth and development
CS14 – Promoting high quality places and conserving heritage / conservation areas
DP24 – Securing high quality design
DP25 – Conserving Camden's heritage / conservation areas
DP26 - Managing the impact of development on occupiers and neighbours
DP30 - Shopfronts, advertisements and signs

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

Assessment

The application proposes the following:

A: 2010/1375/P - External alterations at ground floor level including the replacement of existing window and stallriser and the insertion of new door and fanlight on the Warner Street elevation to existing public house (Class A4).

B: 2010/1207/L - Internal and external works of alterations in connection with the replacement of existing window and stallriser and the insertion of new door and fanlight on the Warner Street elevation; the creation of a fire escape route from upper floors to ground floor and; addition of glazed screen on existing internal staircase to existing public house (Class A4).

Background

The proposals have arisen from a fire risk assessment carried out on the building by the brewery. This identified a risk in that there was no protected route from the upper floors (staff accommodation) to the outside of the property.

Two different proposals have been submitted. Both proposed enclosing the stair from the first floor to the ground floor. For this application a new door opening would be made in the pub façade. *The other application (2010/0856/L) is similar but solely for internal alterations.* The stair would still be enclosed but be connected to a replacement draught lobby and would utilise the existing external doors; proposal may be withdrawn.

The property itself is a mid nineteenth century public house with twentieth century alterations. The listed description mentions that the interior has been altered. It appears that the pub was originally on the corner plot but has been extended along Warner Street. This is borne out by the slight differences in scale and detailing between the two elements, internally there is a down stand beam at the junction which indicates that originally there was a substantial masonry wall at ground floor level.

Design

External alterations

It is proposed to install a new set of double doors at the Warner Street elevation on the ground floor façade to replace an existing window. The window which is proposed to change to a door is narrower than the neighbouring ones and by virtue of its size and position at the foot of the stairs it seems

likely that this was the location of a secondary entrance to the bar area and gave direct access to the first floor "assembly room". This was probably replaced with the window when the pub was extended. On this period of public house it was not uncommon to have multiple entrances to serve the various bar areas inside.

In this context the installation of the doors would seem reasonable and would fit harmoniously with the façade (as the opening is narrower and lends itself to the proportions of a doorway).

It is noted that the proposed fire doors would be outward opening and would project approx.200mm forward of the façade of the building; but the doors projection is not considered to be so significant to impact and or harm pedestrian safety traversing the pavement fronting the host building.

There do not appear to be detailed drawings of the proposed doors submitted. The doors design notwithstanding, additional detailed drawings would be required and a condition is attached to this effect. In terms of design, materials and execution, the proposed doors would not harm the appearance of the building or the character and appearance of the Hatton Garden C.A.

Internal alterations/ ground floor & staircase

The main internal alterations entail the cladding of the staircase with fire rated glazed partitions and it has been the subject of amendments following discussions with officers. The interior at ground floor level seems to have undergone alterations in the past, although the basic layout of bar, staircases, chimneys and entrances survive other features which may have existed (such as privacy screens, drinking boxes or panelling) have been removed.

The staircase itself is original although the newel post, balusters and handrail appear to be modern replacements. A glazed structure is proposed which would allow light through from the exterior and would give a lightweight appearance. A small lobby would be installed at the foot of the stair to connect in with the new door. This would have no greater impact than the existing (non original) draft lobbies for the other two entrance doors and is considered satisfactory.

The enclosure of the stairs with a glazed structure is acceptable in principle. Internally the bar area has undergone numerous changes and has a relatively plain character, the extent of the proposed alterations are not considered to harm the fabric of this historic building. Moreover, the sense of space within the bar area would be maintained and no feature of note would be harmed. The lobby would stop short of the ceiling and leave the simple cornice intact and visible; ensuring minimal harm to the buildings historic fabric. This scheme also means that there are fewer alterations required to the interior (compared with the other submitted scheme, see above).

Revised drawing no. 5552-10-203 Revision B, shows amendments which officers consider would improve the proposed alterations. Specifically, the glazing to the partition would follow the line of the staircase string and feature vertical tongue and groove boarding to match the existing. This would give a neater and more integrated appearance. Also the amount of mullions in the new glazing would be reduced (although the agent has indicated that this is required to support to the glass and maintain fire resistance).

First floor

At first floor level, the existing cupboard in the corridor would be removed and replaced with a new fire door. An inspection of this area showed that the cornice ran through the cupboard and this indicates that it is a later addition and the corridor would have run through to the top of the stairs originally. There is no objection to this element of the scheme.

The proposed alterations would be in keeping with the style of the host building. As proposed the alterations are considered satisfactory and will not harm the character or appearance of the C.A. or historic interest of the listed building.

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