

Delegated Report		Analysis sheet		Expiry Date:		03/03/2010	
		N/A / attached		Consultation Expiry Date:		n/a	
Officer				Application Number(s)			
Caroline Carr				2009/5374/L			
Application Address				Drawing Numbers			
77 Highgate West Hill, London, N6 6BU				Refer to Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Minor internal alterations and works of repair include alterations to panelling, refurbishing WC, new light fittings, repair of wood floors, new balustrade to stairs and repairs to ceilings.							
Recommendation(s):		Grant Listed Building Consent					
Application Type:		Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:	n/a						
CAAC/Local groups* comments: *Please Specify	n/a						

Site Description

The Flask PH is listed Grade II dates from the early C18, being partially rebuilt c1767 by William Carpenter and with various later alterations and additions. The exterior of the main building is 3 storeys plus cellars with 5 windows each to the upper floors and a C20 timber canopy to the entrance.

Relevant History

2009/3711/L – Listed building consent granted for the replacement of 4 x windows to front elevation 2nd floor level to match existing, 1 x window to rear elevation at ground floor level to match existing. Replacement of existing asphalt flat roof and of existing vent housing with glazed rooflight at 1st floor level. Replacement of 2 x window frames to front elevation at ground floor level (retaining existing leaded lights).

Relevant policies

B6 – Listed Buildings

Assessment

This application concerns the second phase repair and refurbishment of the Flask PH which was acquired by Fuller Smith & Turner's Brewery in 2009. The first phase of external work has taken place and this application concerns works to the internal ground floor only. It involves removal of unsightly electrical cables and light fittings, refurbishment of toilets, and repair of bar and floorboards.

The applicant also wishes to overlay the existing (non-historic) plywood 'panelling' with 4mm painted plywood to a simple boarded panelled design which is broadly in keeping with the 18th century character and appearance of the building (and echoes the surviving pieces of crude 18th century panelling to the first floor (front rooms). The current interior of the pub is a mixture of 1930's work (windows, central 'tap' room), with later 20th century interventions (namely the existing panelling - I understand installed following a fire in the 1980's) and 18th and 19th century fabric behind. The resulting character of these spaces is eclectic – ie: not representative of one whole historic period or another - and although the matchboard panelling as described in the list description has been retained behind the existing modern 'faux historic' ply panelling, careful investigation has shown it is in a poor condition, with some of it missing entirely. Despite significant discussions the applicants are unwilling to expose, repair and restore the 1930's panelling.

The new 4mm ply will be applied directly over the existing, with existing rails removed in order that the depth of reveals to windows, doors, 1930's fireplaces and modern skirting are not altered. The new overlaid ply will not harm any historic fabric, and detailed drawings have been submitted to demonstrate how it will be fixed and to illustrate shadow gaps and relationship with reveals. As the character of this interior has already been altered by late 20th century interventions it is not considered the current proposal will detract from its surviving historic character.

This and other elements of this application have been revised significantly in discussion with officers to ensure all proposed repairs and alterations are in keeping with the character and appearance of the building.

Recommend grant listed building consent.

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