

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		12/09/2007	
		N/A / attached		<b>Consultation Expiry Date:</b>		-	
<b>Officer</b>				<b>Application Number(s)</b>			
Joanna Ecclestone				2007/3560/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
The Hill P.H. 94 Haverstock Hill London NW3 2BD				Refer to decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Submission of details of brick enclosure pursuant to conditon 2 of planning permission dated 20th January 2006 (ref 2005/2091/P) for the retrospective application carryout modifications to currently unauthorised extract flue with brickwork effect enclosure.							
<b>Recommendation(s):</b>		Approve details					
<b>Application Type:</b>		Approval of Details					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		N/a					
<b>CAAC/Local groups* comments:</b> *Please Specify		N/a					

## Site Description

The application site is located on the north side of Haverstock Hill, opposite the road junction with Steeles Road. The site is located within the Parkhill Conservation Area. The HillPH (formerly the Load of Hay) is a 3-storey early Victorian grade II listed building dating to 1863.

An associated pub garden with 2 mature oak trees is located to the side of the public house. The pub garden is bounded to the south by the front boundary wall fronting Haverstock Hill, to the west by the property at number 96 Haverstock Hill, to the north by the Victorian cottage, and to the east by the public house.

## Relevant History

PEX0000969 and LEX0000970 granted PP & LBC 11/01 for the extension of the gymnasium building and the conversion of it to 2x2 bedroom units, the extension and conversion of the Victorian cottage to residential use, and the change of use of the upper floor of the public house to 2 self-contained residential units. Access to all of the above is through the gate on the front boundary on Haverstock Hill.

PEX0200608 & LEX0200659 refused PP & LBC retrospectively for replacement windows in the front elevation fronting Haverstock Hill, the installation of an extract flue with brick enclosure to the rear elevation, a gate to the front boundary, the raising in height of the front boundary wall and wall within the pub garden at the side of the public house, and raised timber decking within the pub garden to allow for additional seating, and the siting of 2 umbrellas and outdoor heaters; internal works comprised works of repair and general refurbishment, and the provision of a partition walls and a suspended ceiling at the ground floor southern end of the listed building to house spotlights and conceal wiring.

Planning and LB Enforcement Notices (EN030261 and EN04/0522) were served on 28 August 2004. Appeals against the Enforcement Notices were made then withdrawn following meetings with officers and new applications submitted.

2004/3567/P & 2004/4401/L refused PP & LBC in 01/05 for external alterations to the public house including the retention of replacement windows in the ground floor front elevation fronting Haverstock Hill, a kitchen extract flue with brick enclosure to the rear, gates to the front boundary, the raising in height of the front boundary wall, wall within the pub garden, and (in part) of the side boundary wall adjacent to number 96 Haverstock Hill, and retention (in part) of the raised timber decking within the pub garden to allow for additional seating, outdoor heaters and the siting of umbrellas.

June 2005 - a compliance check of the site was carried out. All but the extraction ducting & its enclosure had been satisfactorily carried out.

2005/2091/P & 2007/2092/L – PP & LBC granted retrospectively for modifications to extract flue with brickwork effect enclosure, increase the height of the front boundary wall facing Haverstock Hill by 310mm, retention of timber chiller enclosure, timber fence and steel railings, safety railings within the public house garden (class A4).

## Relevant policies

B6 Listed Buildings

B7 Conservation Areas

## Assessment

2005/2091/P – officers report stated - *The extraction-ducting unit from the PH kitchen on the ground floor is fixed to the rear wall of the public house. The extraction ducting as installed is being retained because the existing chimneys within the public house are in use for residential purposes. It is clad with brick pattern fibreglass to match the existing brickwork of the main building. Only the top part of the galvanised steel flue, which protrudes out of the roof, is visible. The matching chimney type enclosure would not be visible from the public realm as trees within the garden screen it. As such it would not have an impact on the character and appearance of the streetscene and the Parkhill Conservation Area. The existing cladding is of poor quality & it is proposed to install cladding of a better quality, which should prevent peeling/ flaking. With improved enclosure the ducting & enclosure would not impact detrimentally on the special architectural and historic interest of the listed building. Due to the lack of details however, conditions are attached requiring the submission of sample enclosure/ cladding to be approved before works commenced also regular maintenance works.*

Condition 2 required sample panel of brick enclosure showing proposed colour, texture, face bond and jointing.

A sample of GRP moulded to replicate the existing brickwork was submitted to discharge this condition but it had a green tone and a shiny finish. This was considered unacceptably different to the appearance of the listed building and lacked authenticity. After some discussion, the applicants concluded that this approach was not going to offer up an acceptable match and so following discussion of alternative approaches, we concluded that a cladding material that resembled the painted quoins, cornice and window architraves in colour would be acceptable.

A sample has been submitted and written details stating that the cladding will be exterior grade plywood finished with sandtex exterior masonry paint with a 15 year guarantee. I am satisfied that this is an adequate durability.

The condition can therefore be discharged.

### **Disclaimer**

***This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613***