

Delegated Report		Analysis sheet		Expiry Date:		05/02/2008	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Hannah Walker				2008/0310/P			
Application Address				Drawing Numbers			
York & Albany P.H. 127-129 Parkway London NW1 7PS				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of facing materials for the new extensions pursuant to condition 10 attached to planning permission granted on 29 September 2006 (ref:2006/0215/P) for erection of part single-storey rear extension, part three storey extension to Park Village East elevation, excavation of basement floor level and external alterations for reinstatement of mixed use as a public house and restaurant (sui generis) and use of upper floors as a 10 bedroom hotel (Class C1).							
Recommendation(s):		Approve Details					
Application Type:		Approval of Details					
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 York & Albany is a Grade II listed public house by John Nash and dating from 1824. The York and Albany has been vacant since 1985 and has been on the English Heritage Buildings at Risk Register since 2000. The site is located within the Primrose Hill Conservation Area.

Relevant History

Planning permission (2003/3270/P) and Listed Building Consent (2003/3271/L) were **granted** on 10 November 2004 for internal and external alterations and partial demolition to 127 and 129 Parkway with new rear extension.

Planning permission (2003/1816/P) and Listed Building Consent (2003/1818/L) for an alternative scheme consisting of partial demolition behind the facade of 127 Parkway, the demolition of a 2 storey side addition (facing Park Village East) and single storey rear addition, the erection of a 3 storey plus basement side extension (facing Park Village East) and single storey rear extension and internal and external alterations including the construction of a new regency frontage to the York and Albany - all in association with bringing the buildings back into Class A3 use were **granted** on 21 February 2005

An approval of details application (2006/0042/L) was **granted** on 20 July 2006 for "Details of engineers report pursuant to condition 2 of the listed building consent dated 21/02/2005 (2003/1818/L), for the internal and external alterations and partial demolition to 127 and 129 Parkway with new rear extension."

Planning permission (2006/1215/P) and Listed Building Consent (2006/0216/L) were **granted** on 29 September 2006 for "Erection of part single-storey rear extension, part three storey extension to Park Village East elevation, excavation of basement floor level, internal and external alterations for reinstatement of mixed use as a public house and restaurant (sui generis) and use of upper floors as a 10 bedroom hotel (Class C3)."

Planning permission (2007/2599/P) and Listed Building Consent (2007/2601/L) were **granted** on 20 July 2007 for "Amendments to existing permission 2006/0216/L for the erection of extensions, excavation of basement floor level and external alterations for reinstatement of mixed use as a public house and restaurant (sui generis) and use of upper floors as a 10 bedroom hotel (Class C3)."

An approval of details application (2007/4070/L) was **granted** on 4 October 2007 for "Details pursuant to conditions 3 (facing materials), 4 (new window/door openings), 5a (railings), 5b (fire and Building Regulations upgrading), 5c (secondary glazing), 5d (bathroom pod), 5e (plaster mouldings), 5f (perimeter vents), 5i (glazed link), 8 (external decorative scheme), 10 (structural upgrading), 11 (protection of retained fabric) and 12 (written inventory) of Listed Building Consent granted on 29 September 2006 (ref: 2006/0216/L) for erection of part single-storey rear extension, part three storey extension to Park Village East elevation, excavation of basement floor level, internal and external alterations for reinstatement of mixed use as a public house and restaurant (sui generis) and use of upper floors as a 10 bedroom hotel (Class C3)."

Relevant policies

B1 – General design principles
B3 – Alterations and extensions
B6 – Listed Buildings
B7 – Conservation Areas

Assessment

This application seeks to discharge condition 10 of planning permission 2006/0215/P. This required the approval of all facing materials for the new extensions to the building.

The works to the building are nearing completion and have been viewed on site. A number of design and conservation related conditions pursuant to Listed Building Consent 2006/0216/L were discharged under approval of details application 2007/4070/L.

The original proposal for the cladding to the new extension was glazed tiles. It is now proposed to use painted render. This is considered an acceptable alternative as it provides visual continuity with the render finish of the existing listed building. The roof of the extension is dressed lead and is also considered acceptable. Details of the frameless glazed link between the new extension and the existing building have been submitted and viewed on site. This element of the scheme is considered to be a high quality addition to the building.

Details of the windows for the new extension were approved as part of the original permission. The new wooden sliding doors to the garden and the door for the new entrance into the hotel are of a simple contemporary design and are considered acceptable.

The submitted details and the works as viewed on site are considered sufficient to discharge condition 10.

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