

Delegated Report		Analysis sheet		Expiry Date:		05/02/2008	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Alex Hutson				2007/6348/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 hard and soft landscaping for the new extensions pursuant to conditions 8 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 condition 8					
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:		No SN/PN					
CAAC/Local groups* comments: *Please Specify		NONE					

Site Description

The subject site is located on the prominent junction of Park Village East and Parkway in the Regent's Park area of Camden. The site contains a former three storey public house building known as the York and Albany (No. 129) while to the north is an attached two storey stables building (No. 127) which is currently vacant although in the recent past it has been used as garage. To the east there is also a side extension and gated entrance to the surrounding yard. The buildings have been empty for 20 years but work has recently started in relation to the implementation of the 2005 scheme submitted by the Crown estate (2003/1816 and 1818).

The buildings are Grade II listed (in 2000) and the public house is registered on the English Heritage Buildings at Risk Register. Both buildings have significant architectural and historic interest and their architectural development over time is physically evident in their alterations and additions.

The external elevations of the York and Albany are currently dominated by a 1920s addition in a design consistent with the brewery's owner's corporate style of the period. This is typically characterised by a curved frontage clad in faience tiles and containing Georgian style metal windows. The fenestration to the upper levels is original to the building's first construction. Internally at ground floor level, the character of its historic use as a public house is in evidence with a U shaped central bar around a surviving central staircase which appears to be original, although other 19th century features appear to be lost.

The stables building at No 127 is a mid 19th century addition. Externally the building retains much of its historic character but has lost interior fittings associated with its original function. This loss would most likely be due to its use as a garage for the majority of the 20th century. It was during this use that a mezzanine floor was added containing small office accommodation.

The site is within an area characterised by mixed development. The site is in close proximity to the rail track leading north from Euston, and is directly adjacent to a busy junction near to Regents Park. To both the south east and north is office/workshop accommodation at ground floor level, while to north east is a set of garages. The surrounding buildings are all of a mixed size and design. The forecourt area in front of the pub is used for car parking, although no formal car parking exists. The site also lies within the Regents Park Conservation Area.

Relevant History

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).

Relevant policies

B1- General design principles

Assessment

The majority of the surfacing around the building is to be constructed using hard materials including reclaimed Yorkstone flags with some areas inset with reclaimed pavement lights. The materials are of a high quality and will enhance the quality and character of the streetscape.

A small strip has been left along the rear boundary of the site to incorporate some planting/climbers. This is a welcome feature and will add character to the beer garden. Space is limited so there is not much opportunity for any further planting/soft landscaping.

All boundary treatment (railings and gates) have been dealt with through the listed building conditions. These will enhance the character of the streetscape and will enhance the setting of the listed building.

It is considered the details are acceptable and it is recommended condition 8 be discharged.

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