

Delegated Report		Analysis sheet		Expiry Date:		21/03/2007	
		N/A / attached		Consultation Expiry Date:		28.2.07	
Officer				Application Number(s)			
Charles Thuaire				2006/5866/P			
Application Address				Drawing Numbers			
Kiosk at side of King William PH 77 Hampstead High Street London NW3 1RE				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Replacement of existing creperie kiosk by a new permanent structure.							
Recommendation(s):		Refuse permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	09	No. of responses	01	No. of objections	01
				No. electronic	01		
Summary of consultation responses:		Use of American diner retro design and aluminium materials are unsympathetic to host building which is listed; increased capacity may cause more litter; host building has already been damaged by unlawful additions of alarm box, cameras, floodlights etc.					
CAAC/Local groups* comments: *Please Specify		English Heritage- do not wish to offer any comments Hampstead CAAC- no response received yet					

Site Description

Listed Grade 2 public house at corner of Hampstead High Street and Perrins Lane; on its side forecourt on Perrins Lane and adjoining the rear beer garden is a small mobile vending kiosk preparing and selling crepes.

Relevant History

None

Relevant policies

S1/2, B1,6,7

Assessment

Proposal is to replace the existing kiosk by a new permanent one.

Existing kiosk is the temporary mobile type that can be found at fairs and events; it is square-shaped metal structure on wheels, parked on a metal platform on the side private forecourt: it is 2.1m wide and 1.7m deep, 2.3m high but with a ventilation box at rear rising up to 2.6m. It has a front opening flap and side door and timber fascia board at roof level with projecting signplate; attached on the rear and on the roof, as well as placed in the rear corner behind the structure, are various items of ventilation equipment and storage boxes; the kiosk is plumbed and wired for utility services from the pub next door. It has no specific permission but must have lawful use due to officers recalling its existence since at least 1990; according to the applicant, it has been parked here since 1980 including its various items of equipment. It started off life as a trailer kiosk, but the towbar and one wheel has been removed, the structure has been jacked off the ground and stabilised, and the underneath blocked up, and it has been adapted and extended since then to accord with EH legislation. The intention is to replace it as it is coming to the end of its useful life and they need more room for equipment inside such as a new fridge.

Proposed kiosk will be somewhat larger in size- 2.6m wide and 2m deep, 2.35m high but with a projecting roof fin totalling 2.65m. It will be rectangular with curved edges, but with an additional square element 1.8m deep at the rear effectively infilling the rear corner adjoining the pub and beer garden. The whole unit will have the appearance of a permanent structure with a solid base sitting directly on the ground, with fake wheels at front, curved steel cladding around the front 3 sides and a finned metal roof with projecting signplate and glazed canopy at the front. The rear triangular section in the corner will read as a setback extension in a straight boxy form.

The issues are design, bulk and footprint and impact on the listed building behind and the Hampstead conservation area.

The Grade II listed building, the King William pub, is of early 19th century date and has fine brickwork elevations to Perrins Lane and Hampstead High Street. The existing kiosk has an appearance of a temporary market stall which could be wheeled away; it is located away from the wall of the listed building, allowing access to the walls and window, and is not harmful to the setting of the listed building. In contrast the proposed new diner has a more permanent appearance and has larger footprint which takes it to within 1 or 2 inches of wall of listed building. The existing window of the listed building behind the stall will become completely inaccessible and invisible behind the new Diner.

The design of the new structure is that of a permanent building on the lines of an American Diner with metal facade and chrome trimmings, but with fake wheels at front and solid base. However its side element infilling the rear corner reinforces the impression that it is not a mobile kiosk as it is has an asymmetrical shape almost reading as an extension attached to the building. Furthermore the kiosk in itself, without the attached extension, appears larger and bulkier than the existing structure.

The larger bulk and size of the structure, its asymmetrical and permanent form, and its pseudo-

modernist design with shiny steel cladding is considered unacceptable. It is very inappropriate in the location adjacent to this early 19th century listed building, which would be harmful to the setting of the listed building, and would be harmful to the character and appearance of the Conservation Area which in general comprises brick and render buildings from the 18th and 19th centuries.

It is suggested that, although no objection would be raised to the principle of a replacement structure here, with incorporation of the ventilation equipment within its volume if necessary, its design and size needs to respect this extremely sensitive location: it should not be significantly larger than the existing, it should not be so close to the listed building, and it should still have the form and design of a mobile and temporary market stall structure.

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