

Delegated Report		Analysis sheet		Expiry Date:		04/10/2006	
		N/A / attached		Consultation Expiry Date:		05/09/2006	
Officer				Application Number(s)			
Hannah Walker				2006/1839/L			
Application Address				Drawing Numbers			
Jack Straws Castle 12 North End Way London NW3 7ES				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Internal works to ground floor and basement in connection with the fit out to provide a family restaurant and childrens play area to existing pub (Class A4).							
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	
Summary of consultation responses:	N/A						
CAAC/Local groups* comments: *Please Specify	Hampstead CAAC – response sheet received but no comments made. Heath & Hampstead Society – no response						

Site Description

This Grade II listed former house dates from 1962-64 and was designed by Raymond Erith and built by GE Wallis and Sons. The building is of timber framed construction on a brick plinth and clad with painted weatherboarding. Internally there are exposed Douglas fir stanchions and beams bolted at angles with iron plates, as well as timber partitions and screens to the main entrance doors.

Relevant History

Planning permission (PWX0102190) and Listed Building Consent (LWX0102191) granted on 25 July 2002 for conversion to A3 on ground floor and 10 residential units on upper floors and around courtyard and 11 carspaces in carpark.

Planning permission (PWX0202917) and Listed Building Consent (LWX0202918) granted on 26 August 2003 for a variation to the above permission/consent to extend basement to provide A3 kitchens and gymnasium at rear for residential units

Planning permission (2003/3711/P) and Listed Building Consent (2003/3712/L) refused on 23 June 2004 for conversion of existing vacant restaurant/bar and cellar on ground and basement floors into 3 new self contained flats and communal storage for residents, plus associated internal and external alterations.

Listed Building Consent (2004/0782/L) refused on 25 June 2004 for internal alterations, including removal of internal partitions and counters, to the ground and basement floors (in association with conversion from Class A3 to Class A1/A2 use as permitted development).

Planning permission (2004/2042/P) and Listed Building Consent (2004/1643/L) granted on 24 August 2004 for change of use of ground and basement floors from Class A3 (Food and Drink) to a Class D2 Health Club and 2004/1643/L Internal alterations in association with change of use of ground and basement floors from Class A3 (Food and Drink) to a Class D2 Health Club.

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

B6 – Listed Buildings

Assessment

This application is for the re-fitting of the basement and ground floor of this former public house as a children's restaurant and associated play area.

Prior to the submission of this application a number of unauthorised works were carried out, including the removal of the existing timber bar and decorative freestanding partitions. These have now been returned to the building and reinstated in their former positions. These items are to be retained in situ as part of the proposal.

Basement

I have no objection to the proposed alterations at basement level which is a utilitarian area with no features of interest.

No external alterations proposed. The double fire doors at basement level which are to be modified to form a lobby lead into an internal space.

Ground Floor

The retained bar and partitions are to be overclad as part of the proposed internal decorative scheme. This is to be achieved with minimal fixings to the original fabric so as to allow the works to be reversible and avoid unnecessary damage. The walls are to be over clad, with areas of original timber tongue and groove panelling retained behind the cladding. This is considered acceptable. The ground floor has unique exposed beams and stanchion columns which are to be retained and remain exposed. The existing three fireplaces are to be retained and remain visible.

The original proposal included provision for sandblasting the original timber supports and beams which are visibly expressed within the building. This has now been revised so that they will be sanded so as to avoid any damage to the timber.

A new staircase, with surrounding partitions, is to be inserted from ground to basement level. This will only break through the concrete floor slab and will result in no harm to the special interest of the building.

New toilets are to be provided in the same position as existing, but with a slightly different configuration.

This application will have no detrimental impact on the plan form of the building, retaining the basement and ground floor spaces as largely open plan. Existing features of interest are to be retained and as such, this application will preserve the special architectural and historic interest of the building. Recommend approval.

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