

Our ref: SVM/B0124/13
PP ref: PP-03548995



WALSINGHAM PLANNING
SPECIALIST PLANNING & DEVELOPMENT CONSULTANTS
Bourne House, Cores End Road, Bourne End, Bucks SL8 5AR
T 01628 532244 F 01628 532255 E bourne.end@walsingplan.co.uk
www.walsinghamplanning.co.uk

28 July 2014

Planning Department
London Borough of Camden
Town Hall Extension
Argyle Street, London
WC1H 8NJ

Dear Sir/Madam

68 HEATH STREET, HAMPSTEAD, LONDON, NW3 1DN

I have submitted a listed building consent application regarding the above property via Planning Portal (PP-03548995) on behalf of Spicerhaart, the ground floor tenant. The application intends to regularise the existing layout of the ground floor premises. I enclose a site location plan, ground floor layout plan, ceiling detail drawing and CIL form.

Heritage, Design & Access Statement

The application property is an attractive terraced building which lies on the east side of Heath Street in Hampstead, close to the junction with Back Lane.

The property was formerly the Horse & Groom public house. It was built between 1898 and 1900 by Keith D. Young in the Arts and Crafts style comprising red brick and Portland stone bands. It has a tiled gabled roof with chimney-stacks. The building was Grade II listed in 1999 and the listing description is as follows:

4 storeys, attic and cellars. Public house frontage of a central segmental-arched window, having engraved glass to top and bottom panes, flanked by segmental-arched entrances having large enriched keystones. 1st floor cornice with 2 large brackets to window below. Rising from the ground floor to full height are V-profile piers articulating the outer bays. Upper floor sashes with glazing bars to top of sashes only. 1st and 2nd floors with central slightly canted bays of 3 windows, flanked by single windows; entablature to each floor. 3rd floor of 4 single sashes and entablature, above which a 2-light attic window in the large gable with ball finial. INTERIOR: long narrow plan with bars to front and back, with archway between; entrance to back bar down long corridor with lincrusta decoration which gives on to flat baluster stair leading to first-floor lounge (not inspected). Ground floor front bar with counter, perhaps early C20, and some square panelling under moulded lincrusta frieze with lyre decoration and moulded cornice. Bar back typical of Messrs Youngs houses of c1930. Rear bar simpler but retains c1900 fireplace and mirror, and dado.

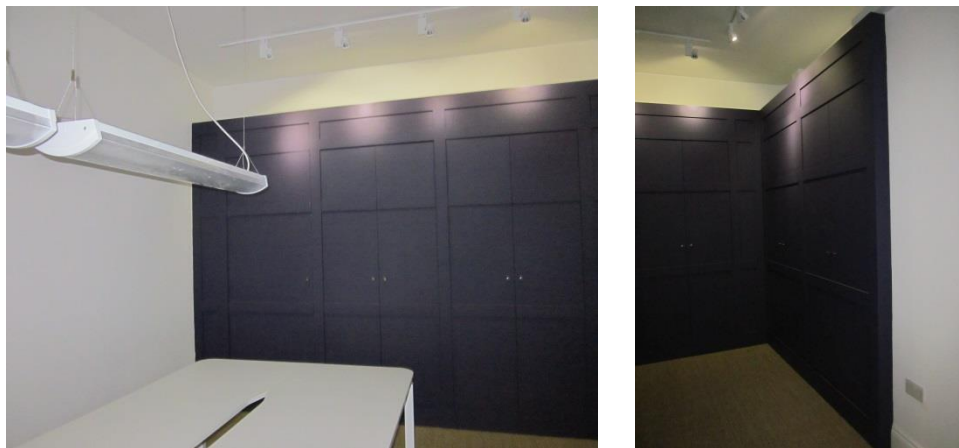
The pub use ceased around 2000 and the ground floor unit accommodated a restaurant until 2013. The building now accommodates an estate agency on the ground floor with four flats on upper floors. During the fit out of the premises for use by the estate agency it became apparent that certain internal works had been carried out in the front and rear rooms which had altered the internal configuration of the ground floor. This application seeks to regularise the alterations layout shown on Drawing 9823-E00/A.

There is a decorative cornice which runs around part of the left hand side of the front room. This has been covered up to protect it as part of the installation of the acoustic ceiling. This is shown on drawing 754/33.



Cornice exposed (previous restaurant) and cornice covered (current estate agency)

Some bespoke cupboards have been installed in the rear room which the applicants would like to retain. If a future occupier did not want these cupboards, they could be removed without damaging the fabric of the listed building.



Cupboards in rear room

The National Planning Policy Framework (NPPF) places substantial weight on securing economic growth, jobs and prosperity through the planning system. The proposed development seeks to regularise a good quality fit out by the current occupier as well as various alterations made over the last ten years or more. The grant of planning permission would support the aims of the NPPF by supporting a business within a town centre which provides a valued service to local people and provides employment. As the alterations are minor and do not harm the historic or architectural integrity of the listed building, it is considered that listed building consent should be granted.

I look forward to receiving confirmation that the application has been validated and to a positive, proactive and timely determination, in accordance with the provisions of the NPPF.

Please do not hesitate to contact me by telephone or email if you have any queries.

Yours faithfully

Sophie Matthews BSc (Hons) MSc MRTPI
Planning Consultant
BOURNE END OFFICE
sophie.matthews@walsingplan.co.uk

Enc.

Cc. J. Nicholls, LB Camden