

Delegated Report		Analysis sheet		Expiry Date:		17/09/2014	
		N/A / attached		Consultation Expiry Date:		23/10/14	
Officer				Application Number(s)			
Nick Baxter				2014/4788/L			
Application Address				Drawing Numbers			
The Flask, 77 Highgate West Hill London N6 6BU				10.11.14 revised planning drawings, FlaskD&A revision A 101114, HiistoricBuildingImpactAss101114			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Internal alterations to first floor to improve kitchen layout, alterations to ground floor and roof repairs/renewal to Public House and cottages 23 to 25 South Grove.							
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
				No. electronic	00		
Summary of consultation responses:		Ham&High 2/10/14-23/10/14, site notice 1/10/14-22/10/14					
CAAC/Local groups* comments: *Please Specify		NA					

Site Description

The site is a grade-II-listed (1974) pub of the early 18th century partly rebuilt in 1767. It makes a positive contribution to the Highgate Village Conservation Area.

Relevant History

NA

Relevant policies

LDF Core Strategy and Development Policies

DP24 (Securing High-Quality Design)

DP25 (Conserving Camden's Heritage)

CS14 (Promoting High-Quality Places and Conserving our Heritage)

NPPF

Assessment

Various repairs are proposed to the roof, most of which are considered like for like. Where replacement pantiles are proposed, an acceptable sample, Redland "Cathedral Clay brindle", has been supplied. The slates are to be replaced in Welsh slate, to be agreed by condition.

The internal works to the ground floor consist of the removal of furnishings that are considered modern and works to a vaulted, cellar-like structure which is damp. Initial proposals to tank this have been toned down to dry lining, and these elements of the proposal are now acceptable.

On the first floor, it is proposed to alter modern partitions and replace modern kitchen wall linings.

The works are considered not to harm the special interest of the listed building, and furthermore to help keep it in its optimum beneficial use.