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HERITAGE, DESIGN & ACCESS STATEMENT

To support a listed building consent application for minor internal external alterations; and to support planning and listed building consent applications for external redecoration and alterations to front extension involving to include bi-fold glazed doors and replacement of fixed awnings, replacement weather vane and clocks at:

**Café Rouge
6-7 South Grove
London
N6 6BS**

MAY 2015

1 INTRODUCTION

- 1.1 Walsingham Planning has been instructed by Casual Dining Group Ltd to submit a listed building consent application for minor internal alterations to its Café Rouge restaurant at 6-7 South Grove in Highgate and to submit planning and listed building consent applications for external redecoration and alterations to the existing front extension involving the introduction of bi-fold doors, new awnings and replacement weather vane and clocks.
- 1.2 This statement will describe the site and surroundings, document the site's planning history and assess the proposals against the significance of the relevant heritage assets. It is concluded that the proposals would accord with the Development Plan such that a recommendation for approval of planning permission and listed building consent is appropriate.

2 STATEMENT OF SIGNIFICANCE

- 2.1 The application premises lie on the south-east side of South Grove in Highgate. The ground floor provides customer seating, kitchen, toilets and staff facilities.



Café Rouge, 6-7 South Grove, Highgate

- 2.2 The site lies within Highgate Village Conservation Area which was first designated in 1978. A Conservation Area Appraisal and Management Strategy was published in 2007.
- 2.3 The building was Grade II listed in 1974 along with the house adjacent to the east (No.5). The listing description is as follows:

3 terraced houses. Early C18, refronted early C19. Stucco with old tiled roof and dormers. 2 storeys and attics. Nos 5 & 6, projecting porticoes and shopfront. No.7, late C20 restaurant extension with hipped glazed roof and central clock tower, built on forecourt. Recessed sashes with exposed boxing. Plain band at 1st floor sill level and below parapet. INTERIORS: not inspected.

Planning History

- 2.4 The building is thought to date from the early 18th century with an early 19th century front elevation. The front extension was added in the late 20th century. The building's more recent planning history is listed on the Council's website as follows.
- 2.5 Planning permission and listed building consent were granted on 2 July 2014 for alterations to the existing façade (under clock conservatory roof) to include bi-fold glazed doors and replace fixed awnings (2013/1294/P & 2013/1851/L). A copy of the approved elevations and visual is included at Appendix 1.



Left side of restaurant



Right side of restaurant



Front entrance

3 PLANNING POLICY

- 3.1 The Development Plan comprises The London Plan (2015), London Borough of Camden Core Strategy (2010) and Development Policies (2010). The site lies within Highgate Village Conservation Area.
- 3.2 Policy CS14 - The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:
- a) requiring development of the highest standard of design that respects local context and character;
 - b) preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;
 - c) promoting high quality landscaping and works to streets and public spaces;
 - d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;
 - e) protecting important views of St Paul's Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views.
- 3.3 Policy DP25 - In order to maintain the character of Camden's conservation areas, the Council will:
- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;
 - b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;
 - c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;
 - d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and

To preserve or enhance the borough's listed buildings, the Council will only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building.

National Planning Policy Statement

3.4 The National Planning Policy Framework (NPPF) was published in March 2012. It sets out the Government's intention for the planning system to contribute to the achievement of sustainable development, performing an economic, social and environmental role. Paragraph 14 states the presumption in favour of sustainable development which means that Councils should:

- Approve development proposals that accord with the development without delay; and
- Grant permission where the development plan is absent, silent or relevant policies are out-of-date unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the Framework as a whole or specific policies in the Framework indicate that development should be restricted.

3.5 Section 12 relates to conserving and enhancing the historic environment. Paragraph 131 states that, in determining planning applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; and
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability.

4 HERITAGE ASSESSMENT

- 4.1 As part of its on-going investment programme, Casual Dining Group Ltd is planning to redecorate and renew its Café Rouge restaurant in Highgate. The proposals comprise minor internal alterations, external redecoration and alterations to the existing front extension involving the introduction of bi-fold doors, new awnings and replacement weather vane and clocks. The restaurant is to be redecorated throughout.

Internal Works to Ground Floor

- 4.2 The planned internal changes are minimal and propose only what is necessary to smarten up the restaurant and provide a better experience for customers and staff. The ground floor areas are to be redecorated throughout and a new timber floor will be laid through the lower section of the restaurant.. The proposals are shown on drawing 1193.15.F01/B.
- 4.3 The existing modern bar servery at the front of the restaurant is to be removed. A mosaic floor will be created in place of the existing vinyl.



Existing modern bar to be removed

- 4.4 The central part of the restaurant, which is used for customer seating, is set at a lower level than the entrance. The main stairs are currently at an angle. These stairs are to be covered over and a new straight set of stairs provided to one side. The existing cast iron balustrades will be re-used.



Existing stairs to be covered over

- 4.5 There is a modern vaulted (non-structural) ceiling above the central part of the restaurant. This will be reduced in size to accommodate sufficient headroom for the new stairs.



Modern vaulted ceiling to be cut back

- 4.6 The two sets of stairs to the hearth area will be altered. The stairs from the lower restaurant area will be altered by removing the central handrail, infilling both sides and providing new handrails either side.



Side stairs to be altered

- 4.7 The stairs from the upper restaurant area will be infilled and a new banquette installed in their place.



Side stairs to be infilled

- 4.8 There is a tiled canopy around two edges of the courtyard, which is in a poor state of repair and lends a rather neglected feel to the courtyard. This canopy is to be removed and a retractable awning installed in its place.



Doors from restaurant to courtyard

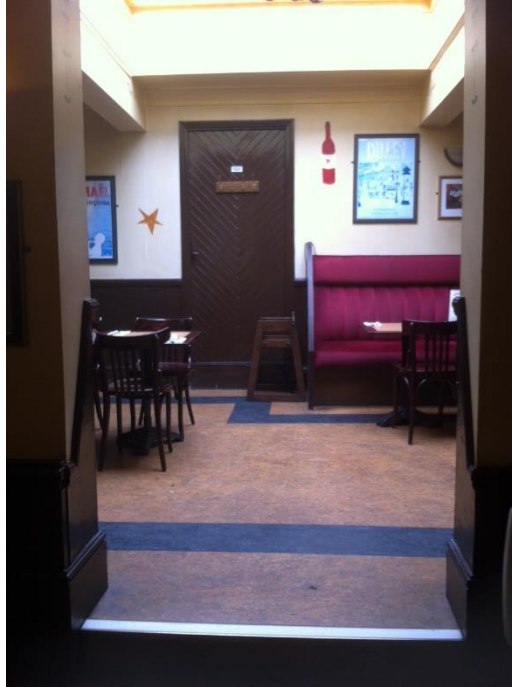


Canopy to be removed in courtyard



Underside of canopy to be removed

- 4.9 In the rear customer seating area (which is again at a higher level), the redundant door architrave is to be removed to allow the existing banquette to be extended. Wine shelves will be installed either side of the stairs.



Redundant door architrave to be removed and wall made good over



Position of proposed wine shelves

- 4.10 The toilets will be fully redecorated and the kitchen will be redecorated and have new vinyl flooring.

- 4.11 The rear store will be dismantled and a new bar servery installed in its place, as shown on detailed drawing 1193.15.200.



Rear store to be replaced with new bar servery

External Alterations

- 4.12 Planning permission and listed building consent were granted last year for repainting the front façade of the building and conservatory roof a dark grey colour, installing grey framed bi-fold doors and cream awnings, and replacing the weather vane and clocks (copies of the approved drawings are attached at Appendix 1).



Approved visual

- 4.13 The new application seeks a slight change to the proposal which is considered to be more appropriate for the building. Firstly, the front façade of the building is now to be repainted a cream colour. Secondly, the bi-fold doors are to be red framed and thirdly, the new awnings are to be red and black rather than cream.



Proposed visual

- 4.14 These alterations would improve upon the design of the approved scheme. It is considered that painting the front façade of the building dark grey, as approved, could appear as a harsh contrast to the adjacent buildings which are a very light grey colour. Keeping the front façade cream would be more in keeping with the general character of the adjacent facades.
- 4.15 There is a great variety of colours and styles evident in the shopfronts in the immediate vicinity of the application property. The Village Deli, adjacent at No. 5, has a light blue frontage. Strada, at No.4, has a dark green shopfront with a striped awning. The shopfronts at Nos. 2 and 3 are white and turquoise respectively. This variety is an important part of the character of South Grove. This same variety is evidence on Highgate High Street.



Strada, 5 South Grove



Highgate High Street

- 4.16 In this context, the proposal to alter the approved bi-fold doors from grey to red-framed would be wholly appropriate. The existing doors to the restaurant are red and sit comfortably in the host building and the wider streetscene. Similarly, the introduction of some red into the awning design would be an attractive feature. It is clear from the existing awning that a light colour is not appropriate for an awning as it weathers poorly whereas the black and red awning now proposed would be a tidy and attractive addition to the building into the future.

Conclusion

- 4.17 In summary, the proposed works do not involve the loss of any feature of historic or architectural interest and the works would have no material impact on the remaining historic fabric.
- 4.18 The internal alterations proposed at ground floor would have a minimal impact on the fabric of the building but would significantly improve the appearance of the restaurant. The proposed works would not adversely affect the historic or architectural interest of the building in accordance with Policies CS14 and DP25.
- 4.19 The minor alterations to the approved scheme of external changes to the front of the building would result in a better scheme than that approved last year. The proposed works would not adversely affect the historic or architectural interest of the building and would protect the character and appearance of Highgate Village Conservation Area in accordance with Policies CS14 and DP25
- 4.20 The proposed alterations are modest and restricted to what is required to improve the appearance of the restaurant. The finished appearance will significantly support its beneficial use as a restaurant in accordance with the provisions of the NPPF without affecting the historic and architectural value of the building.
- 4.21 The proposals would accord with the provisions of the Development Plan and the NPPF such that planning permission and listed building consent should be granted.