

London Borough of Camden
Planning Advice and Information Service
2nd Floor, 5 Pancras Square
London
N1C 4AG

14 Regent's Wharf
All Saints Street
London N1 9RL

020 7837 4477
london@nlplanning.com

nlplanning.com

Date 5 August 2015
Our ref 13853/DG/9483357v1
Your ref 2014/7934/PRE

Dear Sir/Madam

London Borough of Camden: Applications for Planning Permission and Listed Building Consent at The Hill Bar & Brasserie, Haverstock Hill, London, NW3 2BD

On behalf of our client, Haverstock Hill Ltd, we write to submit applications for planning permission and listed building consent for proposed works at The Hill Bar & Brasserie, Haverstock Hill, London.

The description of the proposed development as set out on the accompanying form for planning permission and listed building consent is:

"Demolition of roof and internal elements at second floor level, including the introduction of a mansard roof extension behind the existing high level parapet to form a self-contained residential unit and access. Internal and external repairs and restorations of missing features throughout at all levels above ground floor level."

The Hill Bar & Brasserie (formerly known variously as the *Load of Hay Tavern* and *The Noble Art* Haverstock Hill) is a Grade II listed building set on the north-east side of Haverstock Hill (A502), immediately adjacent to the junction with Steele's Road to the South-west, and located within the Parkhill Conservation Area (see boundary map at Appendix 1). The statutory list description is also included at Appendix 2.

Application Submission

The application submission comprises:

- 1 Completed application form for planning permission and listed building consent, including completed Certificate B
- 2 A site location plan prepared by McGregor Associates (Ref. PL 01).
- 3 Existing and proposed site plans prepared by McGregor Associates (Refs. PL 02 and PL 03)



- 4 A complete set of existing, demolition and proposed application drawings prepared by McGregor Associates
- 5 Schedule of Proposed Internal and External Works prepared by McGregor Associates
- 6 Planning and Heritage Assessment prepared by Nathaniel Lichfield & Partners (dated August 2015)
- 7 Daylight and Sunlight Report and Appendices prepared by Nathaniel Lichfield & Partners (dated December 2014)
- 8 Schedule of Dilapidations prepared by Lewis Berkeley (Ref: 6015/15 - RO - Issue 04)
- 9 Engineers Structural Visual Inspection Report and Appendices prepared by Chapero Marsh Construction Consultants (dated May 2015)
- 10 CIL Additional Information Requirement Form prepared by Nathaniel Lichfield & Partners (dated 05 August 2015)
- 11 A cheque for £385 (incl. VAT) made payable to the 'London Borough of Camden' for the requisite fee, and
- 12 The details and justification set out in this letter.

Proposals

This application for full planning permission and listed building consent proposes the demolition of the existing much altered roof and its replacement with a traditional mansard roof level extension to add an additional storey to the building, which would be concealed behind the existing high-level decorative parapet fronting Haverstock Hill.

The proposals therefore include a series of internal and external works to integrate this proposed additional level, including the removal of the existing concealed and much altered roof structure and the creation of a new traditionally detailed mansard roof extension to replace it. This would provide an additional self-contained residential unit at third floor level, complementing the existing self-contained residential uses at first and second floor levels.

Internally, the works comprise the modest reconfiguration of the existing layout at second floor level, including the repositioning of the access door to the residential unit and the reduction in size of the existing entrance hall and kitchen to the unit. This would facilitate the creation of a new entrance hall and staircase leading up to the proposed third floor mansard level accommodation. The internal layout and design of the mansard level accommodation follows that of the residential units at first and second floor levels so far as possible. No internal changes are proposed to the residential access level or to the existing layout at first floor level. However a series of internal enhancements are proposed throughout at first and second floor levels to reinstate or repair missing or damaged architectural details and features. Full details are provided in the accompany schedule of works and annotated on the proposed set of drawings.

Externally, the proposed works include the demolition of the existing low pitched and much altered roof structure and covering to facilitate the construction of a new mansard level. The design of the mansard will introduce new dormer windows to the front elevation, with conservation/heritage style rooflights to the rear pitch of the new mansard roof. The dormer windows to the front elevation will



be set behind the existing parapet and therefore concealed completely from view at street level and from private views on the upper levels of neighbouring buildings. In addition, other external works include the demolition of the top sections of the chimney stacks to the south-east party wall elevation to allow these to be extended and rebuilt to match their existing appearance.

Following on from the pre-application advice received, design revisions have been undertaken to the proposed mansard to remove the northern elevation gable end, to reduce the visual impact of the mansard in wider views looking south down Haverstock Hill.

The pre-application submission was accompanied by a Daylight and Sunlight Appraisal which demonstrated that the proposed mansard roof extension would have no material impact on the residential amenity of nearby residential properties from a daylight and sunlight perspective. This report is re-submitted as part of these proposals and, given the modest changes to the design of the northern end of the mansard; it is considered that the proposal is acceptable in terms of its impact on residential amenity.

There are no proposals to change the mix of uses within the building, and no works proposed to the existing public house/restaurant at ground floor level, which will be retained as existing.

Summary

The accompanying Design and Access Statement, Proposed Schedule of Works, Planning and Heritage Assessment and application drawings demonstrate how the proposed development will enhance the special interest and significance of this Grade II listed building and the character and appearance of the Parkhill Conservation Area through a number of internal and external works proposed to repair the existing building and reinstate missing architectural details and features. We therefore consider that this application for planning permission and listed building consent should be approved.

We trust that we have provided you with sufficient information to validate, progress and determine this application and we look forward to confirmation of registration in due course. If you require any further information or clarification, please do not hesitate to contact me or my colleague Declan Carroll at this office.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'Grant Lock'.

p.p. **Grant Lock**
Senior Heritage Consultant

Copy
Simon Lewis (by email)
Kulvinder Johal (by email)
Donald McGregor (by email)



Nathaniel Lichfield
& Partners
Planning. Design. Economics.

Appendix 1: Pre-Application Advice (dated 09 April 2015)

Date: 09/04/2015
Our ref: 2014/7934/PRE
Contact: Jennifer Chivers
Direct line: 020 7974 3303
Email: jennifer.chivers@camden.gov.uk

East Area Team
Planning and Regeneration
Culture & Environment Directorate
London Borough of Camden
Town Hall
Argyle Street
London
WC1H 8EQ

By email
Grant Lock <glock@nlppanning.com>

Tel: 020 7974 4672
www.camden.gov.uk/planning

Dear Grant,

Pre-planning Application Advice
Proposal at The Hill Bar and Brasserie, 94 Haverstock Hill, London, NW3 4RN

Thank you for submitting a pre-planning application enquiry for the above property which was received on 22/12/2014.

A site visit was undertaken by Michelle O'Doherty (Senior Planner (Conservation and Design) and I on the 9th February 2015.

This letter represents the Council's initial view of your proposals based on the information available to us at this stage. It should not be interpreted as formal confirmation that your application will be acceptable nor can it be held to prejudice formal determination of any planning application we receive from you on this proposal.

Proposal:

The proposal is for the demolition of the existing roof structure, and the construction of new mansard extension to facilitate a new residential unit. It is also proposed to demolish the top sections of the chimney stacks to the south east and to extend and rebuild these to match the existing.

Since the initial submission of this pre-application request, you have provided further information on 4th March in relation to the roof and existing residential units.

Given the proposal involves the demolition of the existing roof structure the Council has consulted English Heritage (Alistair Young) in accordance with Circular 01/01. The comments provided by English Heritage have been incorporated below.

This formal pre-application response is based on the following plans:

PL28, PL27, PL26, PL25, PL24, PL23, PL22, PL21, PL20, PL14, PL13, PL12, PL11, PL10, PL09

Site description:

The site comprises a three storey building, known as the Hill Bar and Brasserie. The building is currently split into a public house on the ground floor and two flats at first and second floor levels. The public house also has a small outdoor area elevated to the left of the building, visible from Haverstock Hill.

The Hill Bar & Brasserie, formerly known as the Load of Hay Tavern, is a Grade II listed public house dating from 1863, fronting Haverstock Hill. It is located within the Parkhill and Upper Park Conservation Area and is identified as a landmark building in the associated Area Appraisal and

Management Strategy (London Borough of Camden, Adopted 11 July 2011). It possesses clear historical value, particularly given its location on the site of an earlier public house, as well as communal value as an important public building to the area.

Relevant planning history:

- *PEX0000969 - Demolition of the existing rear addition to gymnasium building in connection with the conversion and extensions of the main Public House building, to provide No.2 two bedroom flats; conversion and addition of gymnasium building to provide No.2 two bedroom houses and conversion and addition to existing cottage building at the rear plus associated landscaping works. As shown on drawing numbers GS200625/100/A, L350/01B and 02B and photographic record. Approved subject to S106 - 22/11/2001*

Relevant policies and guidance:

National Planning Policy Framework 2012

The London Plan March 2015, consolidated with alterations since 2011

LDF Core Strategy and Development Policies

Core Strategy

- CS1 – (Distribution of growth)
- CS5 – (Managing the impact of growth and development)
- CS6 – (Providing quality homes)
- CS8 – (Promoting a successful and inclusive Camden economy)
- CS11 – (Promoting sustainable and efficient travel)
- CS13 – (Tackling climate change through promoting higher environmental standards)
- CS14 – (Promoting high quality places and conserving heritage / conservation areas)

Development Policies

- DP2 – (Making full use of Camden's capacity for housing)
- DP5 – (Homes of different sizes)
- DP6 – (Lifetimes homes and wheelchair housing)
- DP16 - (The transport implications of development)
- DP17 – (Walking, cycling and public transport)
- DP18 – (Parking standards and limiting the availability of car parking)
- DP19 - (Managing the impact of parking)
- DP21- (Development connecting to the highway network)
- DP22 – (Promoting sustainable design and construction)
- DP24 – (Securing high quality design)
- DP25 – (Conserving Camden's heritage / conservation areas)
- DP26 – (Managing the impact of development on occupiers and neighbours)
- DP28 – (Noise and vibration)

Camden Planning Guidance 2011/2013

- CPG 1 (Design)
- CPG 2 (Housing)
- CPG 6 (Amenity)
- CPG 7 (Transport)
- CPG8 (Planning Obligations)

Parkhill Conservation Area Statement adopted March 2011

Assessment:

The main issues for consideration are:

- Impact of internal alterations on special interest of listed building
- Impact of external alterations on special interest of listed building
- Residential accommodation
- Residential amenity of neighbouring occupiers
- Transport and Parking

Impact of internal alterations on special interest of listed building

The construction of a mansard roof would require significant alteration to the listed building both internally and externally. It would appear that the existing roof structure has been altered in the past, however if historic timbers remain, the removal of these would cause additional harm to the listed building, as would the reconfiguration of the plan form at second floor level.

Building a stair lobby against the chimney breast in the back room would greatly reduce the volume and proportion of that room but also the second floor overall. The insertion of a new stair lobby would create a series of small compartments and vestibule areas that cumulatively greatly diminish this storey's proportion and create a hierarchy of small and awkward spaces not contemplated in the original plan form. There has already been a modification to this floor's plan form through the subdivision of what appears to be an original box room by building a bath and a separate ensuite. Despite this change, the original plan form remains discernible and has not been overly compromised, whereas the proposed arrangement would cumulatively eliminate the plan form, diminishing the original design of space and volume.

Impact of external alterations on special interest of listed building

The proposed erection of a single-storey mansard roof structure is likely to diminish the architectural integrity of this frontage and create an undesirable visual impact on the streetscape along Haverstock Hill. The proposals are therefore likely to cause significant harm to the aesthetic value of this listed public house as well as the character of the Conservation Area. It does not appear that there are any public benefits proposed to offset this harm, as would be required under paragraph 134 of the National Planning Policy Framework.

English Heritage has stated that they are likely to have concerns with these proposals if an application is submitted. They strongly advise that further information is provided to highlight the likely visibility of the proposed roof extension. Computer generated visualisations of the roof extension from a range of street-level views would be helpful, as would the installation of a wire mock-up at roof level indicating the extent of the mansard structure. Any additional information, such as a heritage statement and details of any public benefits that could be secured as part of the development should also be provided at application stage.

It is also noted that the addition of a mansard level was previously not supported in planning application ref PEX0000969 determined in 2001.

Proposed Residential Accommodation

Policy 3.5 of the London Plan promotes high quality design of housing development that takes into account its physical context, local character, density, tenure and land use mix and relationship with, and provision for public, communal and open spaces taking into account the needs of children and older people.

New development should conform to the minimum space standards set out in Table 3.3 of the London Plan above and Camden Planning Guidance 2 Housing. Policy 3.8 of the London Plan further recognises that a genuine choice of homes should be provided in terms of both tenure and size and provision should also be made for wheelchair accessible housing and ensuring all new housing is built to 'The Lifetime Homes' standards. This is reflected in Camden Policies CS6, DP6 and DP29, which seek a diverse range of housing products to provide a range of homes accessible across the spectrum of household incomes, the promotion of inclusive design and for all new homes to comply with 'Lifetime Homes' criteria as far as practically possible.

The proposal would provide a new 2 bedroom unit at roof level. In principle, the provision of a new dwelling is encouraged and would provide additional housing within the borough in accordance with policies CS6 and DP2 of Camden's LDF. It would also respond to the Dwelling Size Priority Table accompanying Policy DP5, which identifies two bedroom market units as being of 'Very High Priority' (the aim is identified at 40%) the scheme exceeds this requirement.

New residential units should provide a high standard of living accommodation for the prospective occupiers whilst maintaining the amenities of the neighbouring residential properties. The new accommodation would be attached to the pub and satisfactory attenuation measures would be required to secure the amenity of future occupiers and to ensure that the pub has the ability to continue trading without prejudice. Details such as acoustic insulation and proposed methods of access would be required to be submitted as part of any planning application.

The proposal would provide a gross internal floorspace (approximately 76sq.m) in accordance with standards set out in Table 3.3 of the London Plan. In addition, a satisfactory level of outlook and privacy would be provided. The unit is also dual aspect which will provide sufficient light.

Camden Planning Guidance 2 Housing states that all new dwellings should provide access to private outdoor amenity space, e.g. balconies, roof terraces or communal gardens. It cross refers to the Mayor's Housing Supplementary Planning Guidance, which will be a material consideration in determining the application. This requires that all units have access to private amenity space that will meet or exceed the Mayor's Housing SPG requirement of a minimum of 5sq.m of private outdoor space for each 1-2 person dwellings and an extra 1sq.m for each additional occupant. This should include a private landscaped courtyard, private roof terraces and balconies. No external amenity space has been provided in the proposal (approximately 7sq.m is required). If it is not possible to provide any amenity space provision on site then formal justification would need to be provided as part of any planning application submitted.

Any application submitted should also be accompanied by a Lifetime Homes Statement demonstrating that the standards, where practicable, can be achieved.

Residential Amenity of Neighbouring Occupiers

The proposed windows located at the mansard level would introduce further views over the rear of Nos.1-5 Hay Mews and Maitland Park Care Home (Nos.1-35 Gospel Oak Court). However, given the location and distances of the buildings to the rear of the host building, it is not considered that the proposal would introduce a significant level of overlooking or result in an undue loss of privacy. Similarly, given the mansard level would be set into the existing roof it is not considered that it would result in a loss of sunlight/daylight or outlook.

Transportation and Parking for Residential Use

Policies CS11 and DP17 support cycle provision and Camden's parking standards for cycles states that one cycle parking space is required per residential unit. Changes to the London Plan recently adopted require two cycle spaces to be provided for a two bed unit in a secure and accessible location.

The site has a PTAL rating of 5 (good) and is easily accessible by public transport. Policies CS11, DP18 and DP19 require developments in such locations to be car free. For car free developments, the Council will:

- not issue on-street parking permits;
- use planning obligations to ensure that future occupants are aware they are not entitled to on-street parking permits; and
- not grant planning permission for development that incorporates car parking spaces, other than spaces designated for people with disabilities, and a limited number of spaces for car capped housing in accordance with Council's Parking Standards.

As required under Development Policy DP18, the additional unit created in the development should be 'car-free'. This would be secured by way of a S106 legal agreement. The parking restrictions in Haverstock Hill may also require a Construction Management Plan (CMP) or Construction Management Statement (CMS) which would indicate how the developments impact on the highway network would be managed. The CMP would need to be secured via S106 legal agreement whilst the CMS would be secured via condition.

No details of refuse storage have been provided with the application. Full details of how the disposal of refuse is to be managed should be set out in any future planning application.

Community Infrastructure Levy

You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace involves a new unit of residential accommodation.

This proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the information given on the plans, the Mayor's CIL Charging Schedule and the Camden Charging Schedule, the charge is likely to be £50(76sqm x £50) for the Mayor's CIL and £500(76sqm x £500) for the Camden CIL. This amount is an estimate based on the information submitted in your drawings.

Planning Application Process and Supporting Information

If an application is to be submitted, please ensure that you submit all the required information in accordance with the validation checklist, details of which can be obtained from the council's website:

<http://camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planningapplications/making-an-application>.

Conclusion

For the reasons set out above, the proposal would currently harm the host building, the wider environment and conservation area. Any planning application submitted would need to demonstrate that the proposal would sit comfortably with the existing host building and neighbouring properties and would preserve or enhance the character and appearance of the conservation area.

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

If you have any queries about the above letter or the attached document please do not hesitate to contact Jennifer Chivers 0207 974 3303

Yours sincerely,

Jennifer Chivers

Planning Officer
East Area Team