



Historic England

LONDON OFFICE

Ms Jennifer Chivers
London Borough of Camden
Town Hall
Argyle Street
London
WC1H 8ND

Direct Dial: 020 7973 3763

Our ref: L00476012

18 September 2015

Dear Ms Chivers

**Arrangements for Handling Heritage Applications Direction 2015 & T&CP (Development Management Procedure) (England) Order 2015
94 HAVERSTOCK HILL , LONDON , CAMDEN , NW3 2BD
Application No 2015/4739/L**

Thank you for your letter of 4 September 2015 notifying us of the application for listed building consent relating to the above site.

Historic England's Advice

As you know we have been involved in pre-application discussions over these proposals and I enclose our pre-application comments for your information. We indicated then that the proposals, which are for various internal alterations, the demolition of the existing roof structure, and the erection of the mansard roof extension, could cause much harm to the significance of the Grade II listed public house; however more detailed information should be provided at application stage in order to make a full assessment.

The submitted demolition drawings indicate that the whole of the existing roof structure would be removed as part of these proposals. It is very likely that the roof was originally double-pitched, and it is clear that the front pitch has been heavily altered. Therefore it seems the integrity of this architectural feature has been compromised, and so this element of the proposals does not warrant significant concerns from Historic England. Nonetheless, the demolition of the rear pitch (which is strongly suggested as original in the submitted Heritage Statement) would amount to loss of authenticity which we consider will cause some harm to the significance of the building.

Of more concern to us is the proposed mansard extension which has the potential to visually impact on the decorative parapet and roofline of the pub's impressive Italianate façade. This could cause a significant amount of harm, not only to the listed building, but also to the character of the *Parkhill and Upper Park Conservation Area*. This was conveyed to the Heritage Consultants at pre-application stage, and as a



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result, Accurate Visual Representations (AVRs) have been prepared. Having reviewed this information, it would appear that the mansard would be sufficiently set back from the front parapet and of a contained height so as not to significantly impact on this important part of the building and Conservation Area. However, this is on the understanding that the dimensions provided in the visual assessment are completely accurate. Nonetheless, we note that there would be some visibility of the mansard through the balusters, and therefore we would, again, identify a small degree of harm to the significance of the listed building and to the character of the Conservation Area.

Recommendation

We consider the cumulative harm caused by the demolition of the roof structure and the erection of the mansard roof to be less than substantial, and therefore in accordance with Paragraph 134 of the National Planning Policy Framework, your Council must be satisfied that this harm is necessary and outweighed by wider public benefits associated with the application such as the proposed reinstatement of missing architectural details and structural repairs.

We therefore enclose the draft letter authorising the granting of consent (draft attached) and have referred the case to National Planning Casework Unit. Subject to the Secretary of State not directing reference of the application to him, they will return the letter of direction to you.

If your authority is minded to grant listed building consent, you will then be able to issue a formal decision. Please send us a copy of your Council's decision notice in due course. This response relates to listed building matters only. If there are any archaeological implications to the proposals please contact the Greater London Archaeological Advisory Service for further advice (Tel: 020 7973 3712).

Yours sincerely



Alasdair Young

Assistant Inspector of Historic Buildings and Areas

E-mail: alasdair.young@HistoricEngland.org.uk

Enc: Draft letter of authorisation

cc Michelle O'Doherty, London Borough of Camden



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Arrangements for Handling Heritage Applications Direction 2015 & T&CP (Development Management Procedure) (England) Order 2015

Authorisation to Determine an Application for Listed Building Consent as Seen Fit

**94 HAVERSTOCK HILL , LONDON , CAMDEN , NW3 2BD
Application No 2015/4739/L**

Applicant: Nathaniel Lichfield & Partners (Agent)
Grade of building(s): II
Proposed works: Demolition of existing roof and internal elements at second floor level, including the introduction of a mansard roof extension to create an additional two bed residential unit. Internal and external alterations including provision of missing features throughout at all levels.
Drawing numbers: Drawings as approved by the local planning authority
Date of application: 28 August 2015
Date of referral by Council: 4 September 2015
Date received by Historic England: 4 September 2015
Date referred to CLG: 18 September 2015

You are hereby authorised to determine the application for listed building consent referred to above as you think fit. In so doing Historic England would stress that it is not expressing any views on the merits of the proposals which are the subject of the application.



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Yours sincerely



Alasdair Young

Assistant Inspector of Historic Buildings and Areas

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NB: This authorisation is not valid unless it has been appropriately endorsed by the Secretary of State.

DRAFT



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Ms Michelle O'Doherty
London Borough of Camden
Regeneration and Planning
5 Pancras Square
London
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Direct Fax: 020 7973 3792

Our ref: PA00363785

24 February 2015

Dear Ms O'Doherty

Request for Pre-application Advice

THE HILL BAR & BRASSERIE, HAVERSTOCK HILL, LONDON, NW3 4RN

Thank you for consulting English Heritage over pre-application proposals for the Hill Bar & Brasserie on Haverstock Hill in Camden. These proposals are for the demolition of the existing roof structure, including the temporary removal of chimney stacks to the party wall, and the erection of a mansard roof to provide a self-contained residential unit. Various internal alterations are also proposed to reconfigure the existing residential accommodation.

The Hill Bar & Brasserie, formerly known as the *Load of Hay Tavern*, is a Grade II listed public house dating from 1863, and is prominently sited along Haverstock Hill. It is also 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. However, the significance of the pub principally lies in its handsome Italianate exterior, which has a particularly striking upper section featuring a console bracketed cornice with medallion frieze and a parapet adorned with urns and an inscribed centre-piece.

The proposed erection of a single-storey mansard roof structure would likely diminish the architectural integrity of this frontage and create an undesirable visual impact on the streetscape along Haverstock Hill. These proposals are therefore likely to cause a great deal of harm to the aesthetic value of the listed pub as well as the character of the Conservation Area. 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. 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.

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We are therefore very likely to have concerns with these proposals if an application is submitted. We would strongly advise that further information is provided at this stage 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.

I hope this is helpful but do let me know if you require any clarification on the points raised. Please keep me updated on these proposals as they develop, and let me know if you are to undertake a site visit in the near future.

Best wishes,



Alasdair Young

Assistant Inspector of Historic Buildings and Areas

E-mail: alasdair.young@english-heritage.org.uk

Cc Jennifer Chivers, London Borough of Camden



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