

Mr Steve Catchpole
1-3 Craven Rd
London
W2 3BP
United Kingdom

Application Ref: **2016/0333/L**
Please ask for: **Alfie Stroud**
Telephone: 020 7974 **2784**

14 March 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
**94 Haverstock Hill
Camden
London
NW3 2BD**

Proposal:
Internal works to public house including relocation of WCs from ground floor to basement, relocation of; kitchen from basement to ground floor; and general refurbishment.
Drawing Nos:
Site Plan;
Site Location Plan;
455-1.002-B rev. B, 455-1.001-B rev. B, 455-1.102-D rev. D, 455-1.102-D rev D, 15-1;
Design, Access & Heritage Statement.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.



Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Section and elevation drawings at 1:10 and illustration of sample materials of the wind break proposed to stand behind the main entrance;

b) Plan, elevation and section drawings of all new awnings for the exterior at a scale of 1:10.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Following specialist investigation, detailed specifications, method statements and drawings, including elevations, sections and moulding profiles, in respect of the repair or proposed treatment of the damaged plaster cornice in the public bar area, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 Reason for granting Listed Building Consent:

The Load of Hay Tavern, lately known as The Hill, is a public house now occupying the ground and basement floors of its original Grade-II listed 1860s premises on Haverstock Hill. The building's special interest is principally in its exterior form, and the interior retains few original decorative or functional features. The proposals would relocate the pub's kitchen, which is at present down narrow stairs in the basement, to the mainly twentieth-century rear extension which currently houses the WCs, improving the facilities and locating them next to the dining area. New WCs would be installed in a basement room presently used for storage. In conjunction with these changes, a modern galley kitchen on the ground floor behind the bar would be converted to house a disabled-accessible toilet, and the pub's public areas would be refurbished and redecorated. The pub is to revert to its original name, the Load of Hay Tavern.

Modern fabric and finishes of no historic or architectural interest are to be removed to install a new kitchen into the existing WC block, including two new doors within an existing non-original opening in the historic rear elevation. A twentieth-century timber staircase of no special interest is to be replaced to allow safer access to new toilets installed in a basement room. The painted brickwork and vaulting of this original room volume is to remain exposed, with new timber partitions inserted to create WCs and house new servicing. On the ground-floor, a damaged plaster cornice is to be assessed by specialists and its repair approved by Condition. The installation of a new disabled-accessible WC will affect no historic fabric. The modern bar is to be refurbished, and the existing timber floors retained exposed. Cornices, picture rails and timber panelling around the room to dado height, which is in places historic, are to be retained and where necessary patch-repaired. The proposals will cause no harm to the special interest of the listed building.

Since the proposals will involve no external works, no consultation was necessary. No objections have been received prior to making this decision. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or any features of special architectural or historic interest which it possesses, as required under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

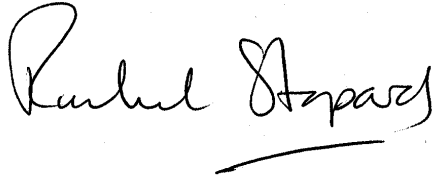
As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment