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Date 10 June 2016
Our ref 13853/02/DG/ADn/11268610v2
Your ref 2015/4510/P and 2015/4739/L

Dear Sir/Madam

London Borough of Camden: Applications for Variation of Conditions attached to Planning Permission 2015/4510/P and Listed Building Consent 2015/4739/L at The Hill Bar & Brasserie, 94 Haverstock Hill, London, NW3 2BD

On behalf of our client, Haverstock Hill Ltd, we write to submit via the Planning Portal (Refs. PP-05219825 and PP-05219895), separate applications for the variation of Condition 3 attached to Planning Permission ref. 2015/4510/P and Condition 2 attached to Listed Building Consent ref. 2015/4739/L (both granted 07 April 2016) for works of alteration and refurbishment at The Hill, 94 Haverstock Hill, London.

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 and Upper Park Conservation Area (see boundary map at Appendix 1 of the Planning and Heritage Assessment). The statutory list description is also included at Appendix 2 of the Planning and Heritage Assessment.

Planning Permission and Listed Building Consent

The description of development as set out on the decision notice for planning permission ref. 2015/4510/P is: "*Demolition of existing roof and construction of a mansard roof extension to incorporate a 2 bed residential unit.*"

The description of development as set out on the decision notice for listed building consent ref. 2015/4739/L is: "*Demolition of existing roof and internal elements at second floor level and the construction of a mansard roof extension to create a 2 bed residential unit. Internal and external alterations throughout at all levels.*"



Planning Permission Ref. 2015/4510/P – Condition 3

Condition 3 attached to the decision notice sets out that:

“The development hereby permitted shall be carried out in accordance with the following approved plans

PL01; PL02; PL03; PL09; PL10; PL11; PL12; PL13; PL14; PL20; PL21 Rev A; PL22; PL23; PL24 Rev A; PL25 Rev A; PL26; PL27; PL28

Reason: For the avoidance of doubt and in the interest of proper planning.”

Listed Building Consent Ref. 2015/4739/L – Condition 2

Condition 2 attached to the decision notice sets out that:

“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.”

The approved drawings under this listed building consent are the same drawings as approved under linked planning permission ref. 2015/4510/P, and are set out in the drawing nos. section of the decision notice.

These applications seek to vary the above conditions to amend specific approved drawings (set out below), to modestly alter the approved detailed design.

Application Submissions

As these separate applications seek to vary only the same extent of drawings and details therein approved under the respective conditions, both application submissions comprise the following identical documents:

- 1 Completed application forms for variation of a condition following grant of planning permission and listed building consent, including completed Certificate B
- 2 Planning and Heritage Assessment with Addendum prepared by Nathaniel Lichfield & Partners (dated 10 June 2016)
- 3 Revised Proposed Drawings PL21 – Proposed Third & Roof Plans; PL24 – Proposed Elevations – Sheet 3 of 3 and PL25 – Proposed Section prepared by McGregor Associates
- 4 A copy of the notice letter sent to The Hill Bar & Brasserie (dated 10 June 2016)

The previous application submissions (2015/4510/P and 2015/4739/L) comprised various other supporting documents, which have not been re-submitted with these new applications and remain unchanged from the extant approved situation. For completeness, these documents are listed at Appendix 2.



Application Fee

As these variation of condition applications are the first revision of applications for development of the same character and description on the same site by the same applicant within 12 months of the date of decision, we understand that these applications are exemption from any fees.

Revised Drawings

For clarification, the table below lists those drawings approved under application Refs. 2015/4510/P and 2015/4739/L and establishes where these either remain unchanged or if they are replaced by new drawings under these applications to vary conditions.

Approved Drawing Number	Unchanged or Superseded by this Application
PL01 – Location Plan	Unchanged
PL02 – Site Plan as Existing	Unchanged
PL03 – Site Plan as Proposed	Unchanged
PL09 – Existing Access Level and First Floor Plans	Unchanged
PL10 – Existing Second Floor & Roof Plans	Unchanged
PL11 – Existing Elevations – Sheet 1 of 3	Unchanged
PL12 – Existing Elevations – Sheet 2 of 3	Unchanged
PL13 – Existing Elevations – Sheet 3 of 3	Unchanged
PL14 – Existing Section	Unchanged
PL20 – Proposed First & Second Floor Plans	Unchanged
PL21 Rev A – Proposed Third & Roof Plans	Replaced by earlier PL21 – Proposed Third & Roof Plans
PL22 – Proposed Elevations – Sheet 1 of 3	Unchanged
PL23 – Proposed Elevations – Sheet 2 of 3	Unchanged
PL24 Rev A – Proposed Elevations – Sheet 3 of 3	Replaced by earlier PL24 – Proposed Elevations – Sheet 3 of 3
PL25 Rev A – Proposed Section	Replaced by earlier PL25 – Proposed Section
PL26 – Second and Roof Plans_Demolition	Unchanged
PL27 – Elevations_Demolition Sheet 1	Unchanged
PL28 – Elevations_Demolition Sheet 2	Unchanged

Please note that the Revision A versions of the above noted drawings are replaced by earlier versions (i.e. Revision 0 drawings, not featuring Revision letters).



Proposals

The proposed development under these respective applications remains identical to that approved under Planning Permission 2015/4510/P and Listed Building Consent 2015/4739/L (dated 07 April 2016), with the exception of the minor detailed design change to the mansard level openings

These applications therefore seek consent to vary Condition 3 of Planning Permission 2015/4510/P and Condition 2 of Listed Building Consent 2015/4739/L, which are identical conditions related to approved drawings, to allow the development to be carried out in accordance with the above drawings situation.

The applications seek to make a single change to change the consented dormer windows on the south-west elevation (behind the parapet) of the approved mansard roof extension, and to replace these with French doors to the same width and in the same locations. The doors would be glazed with timber frames and with lead clad roof and side walls as with the approved windows. All other details of the proposals as approved under 2015/4510/P and 2015/4739/L remain unchanged.

Justification for the Variation of Conditions

The proposed minor variation to the approved drawings are for the replacement of the three approved dormer windows on the south-west elevation (behind the parapet) to be replaced with three French doors in the same locations. This would result in a very minor alteration to the approved drawings.

French doors of an identical design were approved to the rear of the mansard extension (north-east elevation) under the recently approved applications, which has therefore established the principle and detailed design of such doors on the mansard roof extension approved on this listed building.

As the proposed doors would be located on a modern (although traditionally designed and detailed) mansard roof form (and fabric), there would be no impact on or loss of original or historic fabric of significance as a result of this minor proposed change from dormer windows to doors. In addition, the proposed single change to doors would not impact on any traditional use of space, internal plan form or appearance of the roof or how it is 'read' as it would be a completely modern addition, entirely obscured from public view by existing historic fabric.

The proposed materials for the doors are the same as those for the approved windows and the detailed design is simple and identical to that approved at the rear of the mansard, and would not therefore detract from any of the existing decorative features on the front elevation of the building.

The detailed justification for this single change proposed by these applications is discussed in full in the Addendum Section to the accompanying Planning and Heritage Assessment.

Summary

The previously submitted Design and Access Statement, Proposed Schedule of Works, Planning and Heritage Assessment and application drawings demonstrated how the proposed development would enhance the special interest and significance of this Grade II listed building and the character and appearance of the Parkhill and Upper Park Conservation Area through a number of



internal and external works proposed to repair the existing building and reinstate missing architectural details and features.

As discussed in the Addendum Section to the accompanying Planning and Heritage Assessment submitted with these applications, the proposed French doors on the south-west elevation of the new mansard roof would have no impact on the listed building and would preserve its special architectural and historic interest and significance, and given the limited change from the approved situation under applications 2015/4510/P and 2015/4739/L, the character and appearance of the Parkhill and Upper Park Conservation Area would be preserved.

We therefore consider that these applications for the variation of conditions of the previously approved Planning Permission and Listed Building Consent should be approved without delay, given the very minor change to be considered.

We trust that we have provided you with sufficient information to validate, progress and determine these applications 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,



Grant Lock
Senior Heritage Consultant



Nathaniel Lichfield
& Partners

Planning. Design. Economics.

Appendix 1: Decision Notices for Planning Permission Ref. 2015/4510/P and Listed Building Consent Ref. 2015/4739/L

Please see separate attachments.



Appendix 2: Documents submitted under Refs. 2015/4510/P and 2015/4739/L which remain the same and are not re-submitted under these applications

The application submissions under refs. 2015/4510/P and 2015/4739/L comprised:

- 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 (with the exception of drawings PL21 Rev A – Proposed Third & Roof Plans; PL24 Rev A – Proposed Elevations – Sheet 3 of 3 and PL25 Rev A – Proposed Section which have been superseded in the current applications by drawings PL21 – Proposed Third & Roof Plans; PL24 – Proposed Elevations – Sheet 3 of 3 and PL25 – Proposed Section)
- 5 Schedule of Proposed Internal and External Works prepared by McGregor Associates
- 6 Daylight and Sunlight Report and Appendices prepared by Nathaniel Lichfield & Partners (dated December 2014)
- 7 Schedule of Dilapidations prepared by Lewis Berkeley (Ref: 6015/15 - RO - Issue 04)
- 8 Engineers Structural Visual Inspection Report and Appendices prepared by Chapero Marsh Construction Consultants (dated May 2015)
- 9 CIL Additional Information Requirement Form prepared by Nathaniel Lichfield & Partners (dated 05 August 2015)

Appendix 3: Comparison of approved south-west elevation and now proposed south west elevation (as seen behind the high-level decorative parapet)

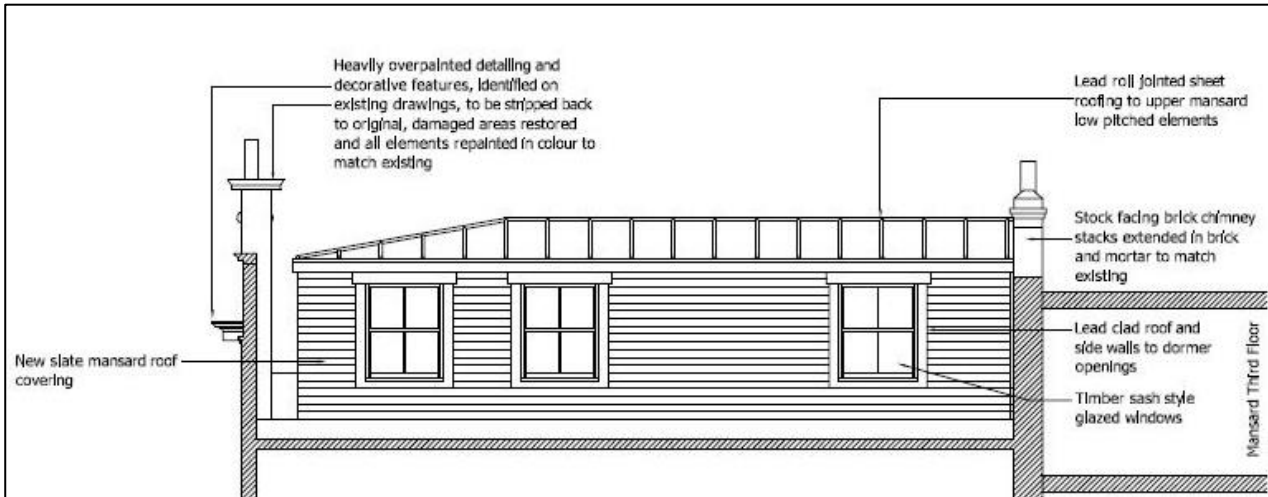


Figure A3.1 (above): Approved proposed detailed design of mansard behind the parapet.

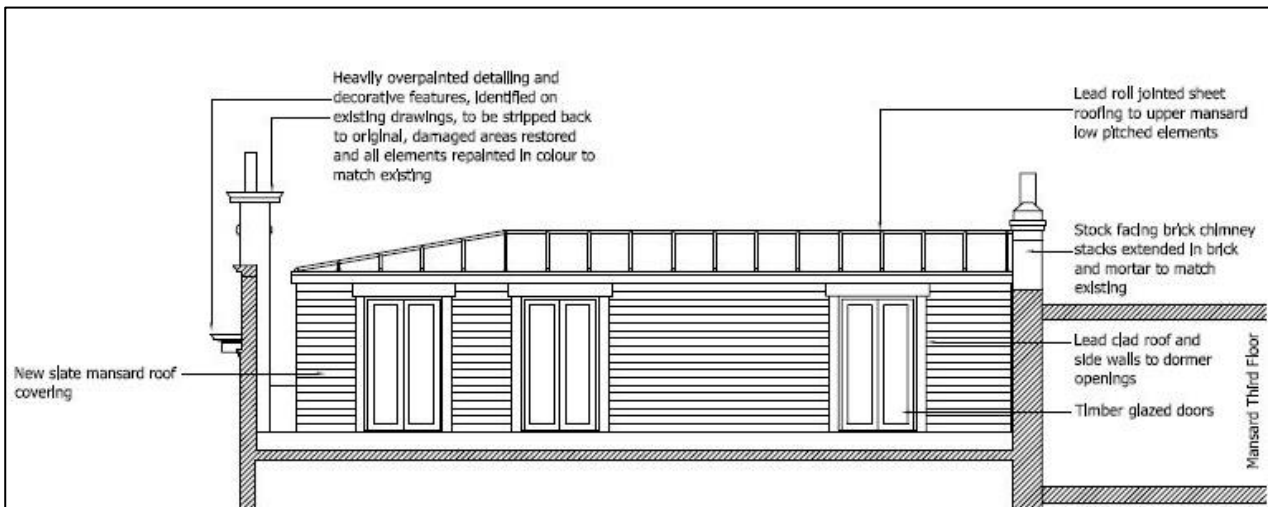


Figure A3.2 (above): Now proposed detailed design of mansard behind the parapet.