

# DESIGN & ACCESS AND HERITAGE STATEMENT

THE EDINBORO CASTLE  
57 MORNINGTON TERRACE  
LONDON  
NW1 7RU

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# The Edinboro Castle

**Client:** Mitchells & Butlers Retail Ltd

**Our Ref:** MJD/8486

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## 1. INTRODUCTION

This combined Planning/Design & Access and Heritage Statement has been prepared as part of a planning and listed building application, submitted to London Borough of Camden, in relation to proposed works at The Edinboro Castle, 57 Mornington Terrace, London NW1 7RU

Our client, Mitchells & Butlers Retail Limited (the applicant), wishes to undertake the following works: -

- Erection of a temporary marquee for the period 18<sup>th</sup> November 2016 to 2<sup>nd</sup> January 2017.

The National Planning Policy Framework (NPPF) states at Paragraph 128 that:

*“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”*

This statement provides an assessment of the impact of the proposed works on the significance of The Spaniards Inn, a statement of justification for those works, together with details of any mitigation measures proposed.

## 2. CONTEXT

The Edinboro Castle is a public house situated at 57 Mornington Terrace, London. Constructed in the mid-19<sup>th</sup> Century, the public house comprises a bar, toilets and kitchen on the ground floor, with ancillary storage facilities within the basement.

The property is located in a predominantly residential area, comprised of Victorian terraced houses and large gardens. The public house is located close to Camden High Street and the western boundary of the site adjoins the main Euston railway lines.

## 3. HERITAGE ASSET

The property is Grade II Listed, first made in May 1974. The List Description reads as follows: -

*Public House. Mid C19, restored 1984. Stucco with wooden public house frontage. 3 storeys and cellars. Double fronted with 3 windows; right hand return 1 blind window and 3 lighted canted bay. Public house frontage with central entrance and Corinthian pilasters carrying entablature with dentil cornice and broken segmental pediment over door. Panelled dado. Upper floors with recessed sashes; 1<sup>st</sup> floor with architraves and cornices. Entablature and shaped blocking course. Curved wrought iron lamp bracket above door. INTERION: not inspected.*

The listing details recognise this building was restored in 1984 and is therefore likely to have been subject to some alteration. Nevertheless, the proposals sought within this application do not affect the internals of this building.

In addition, the building lies within the ‘Camden Town’ conservation area. First designated in 1986, it was extended by the Council in 1997.

#### 4. PLANNING HISTORY

The property has an extensive planning history. We have reviewed the online planning history of Bracknell Forest Council, which is as follows: -

Application Number	Development Description	Date Registered	Decision
<a href="#">2016/4327/P</a>	Retention of 2no free-standing ‘market stalls’ marquees in the side customer garden to public house (Class A4).	25-08-2016	
<a href="#">2015/7212/T</a>	WITHIN GROUNDS: 1 x Small Ailanthus - Fell to near ground level	22-12-2015	No Objection to Works to Tree(s) in CA
<a href="#">2015/6458/A</a>	Display of an externally illuminated projecting sign on existing bracket at first floor level to front elevation, 1 x externally illuminated and 1 x non-illuminated board signs affixed to fencing, and an externally illuminated free standing sign within rear garden area.	23-11-2015	Granted
<a href="#">2015/6085/L</a>	Construct of x2 timber pergolas, x8 roofed picnic tables in rear garden and new framed doors to the existing bin store .	30-10-2015	Granted
<a href="#">2015/6069/P</a>	Construct of x2 timber pergolas in rear garden.	30-10-2015	Granted
<a href="#">2015/3941/T</a>	(TPO REF. G3) FRONT GARDEN: 1 x Tree of Heaven T5 - cut back off street light to approx 1.5m clearance 1 x Lime T6 - cut back off street light to approx 1.5m clearance and crown lift to approx. 5m over road 1 x Lime T7 - removal of sucker at base and crown lift to approx. 4m (5m over road way) 1 x Lime T8 - removal of sucker at base and crown lift to approx. 4m 1 x Tree of Heaven T9 - remove of deadwood from TPO tree over seating area. 1 x Tree of Heaven T11 - crown lift to approx. 5m over road and remove deadwood 1 x Tree of Heaven T12 - crown lift to approx. 5m, remove deadwood and cut back of building to approx. 2m clearance.	10-07-2015	Approve Works (TPO)
<a href="#">2012/1917/P</a>	Erection of 2 x timber framed outbuildings in rear	04-07-2012	Granted

	garden of public house (Class A4) for ancillary storage purposes.		
<a href="#">2010/6764/T</a>	WITHIN BEER GARDEN: 2 x Tree of Heaven - Fell to near ground level.	14-12-2010	No Objection to Works to Tree(s) in CA
<a href="#">2008/5700/T</a>	(TPO Ref: S2) SIDE GARDEN, ADJACENT TO THE PUB: 1 x Sycamore - Remove.	10-12-2008	Refuse Works (TPO)
<a href="#">2008/3838/L</a>	Temporary removal of gates and piers to garden wall and rebuild with materials to match existing.	02-12-2008	Granted
<a href="#">008/1548/T</a>	(TPO Ref: S2) SIDE GARDEN: 1 x Tree of Heaven - Reduce crown by up to 40%.	31-03-2008	Refuse Works (TPO)
<a href="#">2003/3321/L</a>	Internal works including new partition walls and openings associated with the conversion of the upper floor to form 4 new units of accommodation comprising 1 studio and 3 self-contained 1-bed flats.	09-01-2004	Granted
<a href="#">2003/3320/P</a>	Conversion of the first and second floors to form 4 new units of accommodation comprising 1 studio and 3 self-contained 1-bed flats.	09-01-2004	Granted
<a href="#">2003/3387/P</a>	Alterations including the introduction of new outdoor furniture, and new external kitchen plant.	12-12-2003	Granted
<a href="#">2003/2558/L</a>	Alterations including removal of existing and erection of new internal screening, construction of an open kitchen, introduction of new outdoor furniture, and changes to the colour of the facade of the building and the display of externally illuminated fascia and projecting signs.	12-12-2003	Granted
<a href="#">2003/2555/A</a>	The display of externally illuminated fascia and projecting signs.	18-11-2003	Granted
<a href="#">TPX0306303</a>	FRONT GARDEN: T1- 1 x Tree of Heaven - Remove all low branches and growth, clean main stem to a height of 5m. T2 - 1 x Tree of Heaven - Remove all low branches and growth, clean main stem to a height of 5m. T3 - 1 Lime - Remove all low branches and growth, clean main stem to a height of 5m & pollard back to curve in main trunk. T4 & T5 - Remove all low branches and growth, clean main stem to a height of 5m & pollard back to secondary branches.	25-03-2003	Approve Works (TPO)
<a href="#">LEX0200981</a>	Alterations and refurbishment of the bar area including alterations to the bar servery including new lighting. (Revised Plans Submitted)	24-12-2002	Granted
<a href="#">AEX0201080</a>	The refurbishment of the existing externally illuminated projecting sign and lettering on the northwestern elevation.	12-12-2002	Granted
<a href="#">LEX0100910</a>	Alterations to replace external windows using new timber elements to replicate existing, replacement of internal panelled doors and frames that are missing, replace cornices and overhaul existing slate roof; new fittings to kitchens and bathrooms. As shown on drawing numbers: 0122.1, 2, 6, and 7, together with Murray Jackman Associated letters and sketches of existing and proposed window sashes to the London Borough of Camden date stamped received 14th Dec 2001 and 14th Jan 2002.	15-05-2002	Refuse Listed Building Consent

<a href="#">LE9900600</a>	The retention of eight spotlights to the street and garden elevations, and a lantern above the garden entrance, as shown on drawing number: 6185/4 Revision H, and manufacturers design details.	06-08-1999	Grant Listed Building Consent
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The planning history confirms that both the interior and exterior of the building has been significantly altered, the most recent through both listed building and planning applications in 2015 relating to pergolas and seating within the garden, which were approved in January 2016 and the structures are now erect within the garden space.

## 5. HERITAGE VALUE

Whilst The Edinboro Castle is a Grade II Listed Building, it is considered that, within the garden area, there have been a number of alterations and structures that have been erected since 2000, which establishes that the historic value of this part of the garden is limited. Nevertheless, it is still accepted that the proposal could have an impact on the listed building itself, which will be considered within this Statement. There is not a requirement to consider the remainder of the building under Paragraph 128 of the NPPF.

## 6. PROPOSED WORKS

The proposed works are fully detailed on the application drawings, but the proposals seek temporary planning and listed building consent for the erection of two marquees of 9m x 4.5m and 9m x 3m within the garden area. The marquees, leased from Marquees Direct, will be connected at one end and sit between the existing structures, trees and furniture within the garden.

The proposals are for temporary consent for the period 18<sup>th</sup> November 2016 to 2<sup>nd</sup> January 2017 and are designed to accommodate additional customer dining space during the Christmas period, which is a hugely important period of the year in the financial running of a public house/restaurant.

The marquees themselves will be free standing and not fixed to any surface within the garden, instead weighed down by 16 50kg weights (10 weights for the 9m x 4.5m marquee and 8 weights for the 9m x 3m marquee).

The marquees themselves are a standard marquee, with classical Georgian window panelling (similar to below).



Internally each marquee will have an ivory lined roof and walls, with royal blue swags and a wooden floor, which is laid with a cord carpet.

The marquees are the standard 2.3m to eaves and approx. 3.5m to ridge.

Both marquees will be heated with a gas heater and will have LED lighting internally, together with fairy lights.

The public house has had marquees erected on previous occasions and the following photographs, from The Edinboro Castle Instagram account (<https://www.instagram.com/edinborocastlepub/>) show the interior of the marquee last year.







## 7. DESIGN ISSUES

The proposed works are sought to allow the public house to provide additional customer space for the Christmas period, when the external areas of the public, including the pergolas and benches etc are not used as a result of the weather.

**Use:** No change of use is proposed. The building will continue to be used as a public house and the proposed area for the marquee is fully licensed.

**Amount:** No extensions or additional customer trade area is proposed. There are two temporary marquees proposed.

**Layout:** The proposed marquees are located in an area where they do no impact on existing trees or other exterior structures, but allow for both marquees to connect together. The are

some distance from the listed building itself (separated by the recent pergola) and are smaller than that erected last year (Last year 9m x 6m and 9m x 3m).

## **8. ACCESS**

No changes are proposed to the means of access.

## **9. HERITAGE AND PLANNING ASSESSMENT**

This section of the Statement assesses the impact of the proposed works on the heritage asset. The sole works proposed related to the temporary erection of the two marquees.

It is understood that some feedback was sought from John Sheehy, Senior Planning Officer, by the applicant prior to the proposals being put together. The discussions were fairly constructive, with the positive elements of the proposal being that the area is already fully licensed and that any possible noise impact from the use of the marquees that could affect local residents will be constrained within the marquee by the internal lining.

The concern of local residents appears to be the impact of the use of the marquee on their amenity following previous issues with the pub in the past. However, it is understood from the applicants discussions that they would be more assured of the proposals if noise and disturbance onto the street can be controlled. As a result, the applicants are seeking to bring in additional door staff on big days to control noise and disturbance and on other days will have FOH staff designated to control noise.

In heritage terms, no works are to be carried out to the exterior of the building during this project. The views into the site are also restricted by existing tree and landscaping screening, together with the existing timber seating booths, as partially seen in the images below: -





View from new pergola



Google Streetview Image from October 2015 showing previous marquees, but no timber seating along boundary (approved January 2016)

It is considered that the temporary nature of the proposals, with their erection requiring no alteration to the existing listed building and no fixings within the garden area, the proposals will have minimal impact/harm on the listed building.

## 10. NATIONAL PLANNING POLICY FRAMEWORK

Paragraph 132 of The National Planning Policy Framework refers to the fact that great weight should be given to an asset's conservation, when considering the impact of a proposal on the significance of that asset. It recognises that significance can be harmed or lost through alteration or destruction of the heritage asset and that, as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

Given the nature of the proposed works, and the alterations undertaken to the building over the lifetime of the property, no harm will be caused to the significance of the asset.

## **11. CONCLUSIONS**

The proposals principally seek a temporary consent for the erection of a marquee. The proposed marquee will have minimal impact on the listed building and appearance wise, the marquees will be screened from the highway by the recently approved benches and existing trees and landscaping.

The proposals are to optimise the viability during the Christmas period in order to make a positive contribution to economic vitality and sustainable communities.