

**TOWN AND COUNTRY PLANNING ACT 1990**

**DESIGN AND ACCESS STATEMENT, incorporating  
HERITAGE ASSET STATEMENT  
(Historic Building Impact Assessment).**

**IN RESPECT OF NEW EN-SUITE BATHROOMS, AND RE-  
CONFIGURING OF WALLS, AT FIRST, SECOND and THIRD FLOOR  
LEVEL**

**RIDGEMOUNT HOTEL,  
65 – 67 GOWER STREET,  
LONDON, WC1E 6HJ.**



**JULY 2016**

<b>DESIGN, USE AND AMOUNT:</b>
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The planning and Listed Building Applications have been submitted by Simon Coles (Agent) to Camden Council and is awaiting Validation, pending the submission of, inter-alia a Historic Building Impact Assessment. Camden current file reference is: **2015/6489/INVALID**, and officer at Camden dealing with this validation is **Matthias Gentet**. Indeed Mr Gentet wrote to the Agent (Simon Coles) on 27<sup>th</sup> April 2016, asking for a Heritage Asset Assessment, and further information to support the planning – Listed Building justification for these works. This statement therefore attempts to address the justification for these conversion works.

We are also aware that the **National Planning Policy Framework (NPPF)** refers to Heritage Assets as including both non – designated and designated Heritage Assets. Non – designated Heritage Assets are buildings and landscapes that are not formally designated, whilst '*designated assets*' includes, inter-alia:

***Listed Buildings;***

***Conservation Areas;***

***World Heritage Sites;***

***Scheduled Ancient Monuments.***

In this case, The Ridgemount is formed by No65 and 67 Gower Street, with links between the two buildings formed by openings at ground and second floor level. It is a Grade II Listed Building, and consequently we appreciate any planning and Listed Building applications affecting such 'designated Heritage Assets' need careful consideration, in accordance with the NPPF, and the invalid Email from Camden dated 27<sup>th</sup> April requires additional information and a formal justification for these works.

Planning and Listed Building applications were drawn up and submitted by the Agent, with careful consideration of this sensitive Historic environment/building.

Essentially, No67 has already been “upgraded” a number of years ago, providing en-suite bath – shower rooms for most rooms, and so it was considered the same needed to be done in respect of No65, to enable the hotel to better compete with more modern “Premier” type offerings, which are becoming more prevalent in the area. At present No65 offers 15 “boarding” type rooms, with poor shared – communal facilities for it’s guests, which really affects its ability to compete with other more modern hotels, with their own en-suite facilities.

With this in mind, the modest new en – suites and room reorganisation/consolidation would indeed involve the “least – intervention” in this attractive Listed Building, whilst providing much need en-suite bath – shower rooms for guests, which is to be expected these days, in order to enable them to compete with other more modern hotels. So it was considered these alterations were a reasonable upgrade in facilities for this popular Hotel in the heart of London.

A complete set of drawings (including any Amended drawings) associated with this application have been provided by the Agent, and were submitted to Camden.

The Agent who submitted the original application is Simon Coles, a locally based and experienced Building Surveying Company, with many years experience in London Boroughs, and in particular is cognisant with applications involving Listed Buildings and Conservation Areas.

In the meantime, as Chartered Planning Consultants, we have been asked to prepare this supporting Design and Access Statement, to include a Heritage Asset Statement (Historic Building Impact Assessment) in support of the application.

## THE PROPERTY:

The Ridgemount Hotel, 65 – 67 Gower Street is an attractive 5 storey Georgian terraced property, forming part of a terrace of identical properties, of a dark red brick with white rendered stucco detailing, and is one of a number of properties in this attractive terraced street. In 1992 No's 65 & 67 Gower Street were joined together by the current owners. The Ridgemount Hotel is actually now a family run hotel, and is located on the western side of the street, in this attractive part of Camden, in the heart of London. Clearly, it is currently a long-established family run hotel, and we note that their website states:

*"The Ridgemount Hotel is conveniently situated in the Bloomsbury area of central London. Family run for the last 45 years the hotel is part of a Georgian Terrace, still owned by the Duke of Bedford. It is an excellent location for business or for pleasure.*

*The hotel has 32 clean and comfortable rooms, 15 of which are en-suite. All rooms are centrally heated, with a digital television. Hair dryers are also provided. Hot and cold drinks are available 24 hours in the lounge. The Ridgemount prides itself on the number of guests who return year after year."*

We have provided this information as background to the application, as the family clearly still wish to continue to operate The Ridgemount and provide a solid business operation for their son, so to emphasise this is not a speculative proposal, but again is further investment in this Listed Building. The website then provides further background upon the history of the hotel:

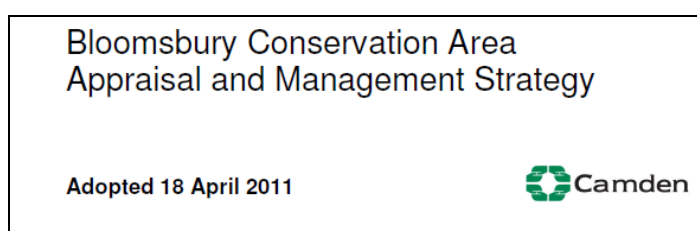
*"By 1911 number 67 Gower Street was a boarding house leased to Laura Cook – her long-term guests included a ship owner and a furrier. Number 65 was leased to an American; Mary Heriot, a corsetiere (allegedly) to the Royal Family), who rented rooms to a pianoforte instructor and his family. During the 1900's a wide variety of lodgers from army captains to families of 'private means' lived in the two houses.*

*Willie and Margaret Rees (originally from South Wales) acquired no. 65 Gower Street in 1965. In 1966, their son, Royden Rees, left the Royal Navy to come and work with them.*

*In 1988 Margaret Rees retired and Royden began running the hotel with his wife Gwen; in 1992 they brought the house next door and knocked the two buildings together to form one hotel. The buildings are still referred to as 'The Ridgemount' and 'The Georgian'.*

*In 2000 Aled joined the family business after finishing his university degree and now works at the hotel full time with his mother and father. Royden and Gwen's grandchildren can often be found playing in the hotel garden."*

An Ordnance Survey extract showing the location of the property (outlined in red) in relation to nearby properties forms part of the original "invalidated" planning submissions. We have provided an extract of the **Camden Supplementary Planning Document**, which refers to the **Bloomsbury Conservation Area**, and will therefore refer to this document, in making this assessment:



The area is predominantly residential, although The Ridgemount Hotel has indeed been run as such for over 50 years, and the application site occupies an accessible location close to shops, other local services and public transport facilities, so is in a sustainable location, in accordance with the National Planning Policy Framework (NPPF).

We would add that, both the Applicant and their Agent (whom has submitted this application) are fully aware of the Grade II Listed status of this property, and also we can confirm that the Agent also regularly submits applications involving Listed Buildings, which as we know are now referred to as *Heritage Assets* in the recently issued National Planning Policy Framework (NPPF). They are therefore fully aware of their obligations to such "**designated Heritage Assets**".

## **PLANNING POLICIES:**

The statutory development plan comprises the **London Plan of 2011, the Camden Local Development Framework 2010**, and Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

### ***The London Plan***

London Plan **Policy 3.5** states that housing developments should be of the highest quality internally and externally. The Mayor's Housing SPD lays down detailed standards relating to the size and layout of residential accommodation, and the need to carefully consider the impact of new development upon Camden's Listed and non-listed buildings.

### ***The Camden Local Development framework was adopted in 2010:***

**Camden Local Development  
Framework**

## **Camden Development Policies**

**Adoption version 2010**

This now includes and consolidates all Camden's previous planning policies, and amongst other planning policies, includes **Policy DP25** as the most relevant policy in respect to Camden's Conservation Areas, Listed Buildings and other historic elements of its environment:

## Policy DP25 - Conserving Camden's heritage

### Conservation areas

In order to maintain the character of Camden's conservation areas, the Council will:

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;
- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;
- d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and
- e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.

### Listed buildings

To preserve or enhance the borough's listed buildings, the Council will:

- e) prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;
- f) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and
- g) not permit development that it considers would cause harm to the setting of a listed building.

### Archaeology

The Council will protect remains of archaeological importance by ensuring acceptable measures are taken to preserve them and their setting, including physical preservation, where appropriate.

### Other heritage assets

The Council will seek to protect other heritage assets including Parks and Gardens of Special Historic Interest and London Squares.

Then to support and supplement this Policy, Camden have also produced a key detailed document; the ***Bloomsbury Conservation Area Appraisal and Strategy*** which provides much more detail regarding how it should consider Planning and Listed Building Applications, and this states:

#### Control over New Development

- 5.26 It is clear from the Conservation Area Appraisal that there is considerable pressure for redevelopment and new development across Bloomsbury. This pressure comes from a number of sources of different scales:
- i) the expansion and need for refurbishment and redevelopment of buildings associated with the major institutions in the area;
  - ii) a range of small scale change that can, cumulatively, have a significant impact on the character of an area (e.g. roof extensions; rear extensions, satellite dishes and aerials, fire escapes, plant);
  - iii) commercial pressure for new offices and retail-related developments including replacement shopfronts;
  - iv) changes of use; and,
  - v) advertisements.
- 5.27 High quality new development that is appropriate for its context can preserve or enhance the Conservation Area. To secure appropriate new development the Council has adopted a number of detailed policies (see paragraphs 5.28 to 5.34 below) that development will need to comply with. An appropriate level of information will also be required as part of the application submission to enable the Council to determine the effect of any development proposal on the character or appearance of the Conservation Area.

#### *General*

- 5.28 Development proposals must preserve or enhance the character or appearance of the Bloomsbury Conservation Area. This requirement applies equally to developments which are outside the Conservation Area but would affect its setting or views into or out of the area.
- 5.29 High quality design and high quality execution will be required of all new development at all scales. It will be important that applications contain sufficient information to enable the Council assess the proposals.
- 5.30 Proposals which seek to redevelop those buildings and spaces which are considered to have a negative impact on the special character or the appearance of the Conservation Area with appropriate new development will be encouraged.
- 5.31 Design and Access Statements accompanying applications will be expected specifically to address the particular characteristics identified in the appraisal including the formality and regularity of terraced forms and the prevailing scale, mass, form and rhythm created by the historic pattern of development. The appraisal has demonstrated that a high quality successful



i)

modern design can be accommodated and enhance the Conservation Area, by carefully assessing and responding to the form and qualities of surrounding buildings and spaces.

5.32 The appearance of all buildings of historic interest (listed and unlisted) within the Conservation Area is harmed by the removal or loss of original architectural features and the use of inappropriate materials. For example, the loss of original joinery, sash windows, porches and front doors, can have considerable negative impact on the appearance of a historic building and the area. Insensitive re-pointing, painting or inappropriate render will harm the appearance and the long-term durability of historic brickwork.

5.33 In all cases the Council will expect original architectural features and detailing to be retained, repaired, protected, or refurbished in the appropriate manner, and only replaced where it can be demonstrated that they are beyond repair.

5.34 In preparing development proposals consideration should be given to whether the development will affect an archaeological priority area (APA) or view corridors to and from St Paul's. Significant local views will also be taken into consideration.

#### THE HERITAGE ASSET ASSESSMENT:

We note that the Ridgemount Hotel website also provides some interesting historical background to the property:

*“The development of Bloomsbury began in the 1660’s when the 4th Earl of Southampton began to build a ‘little town’ on the agricultural fields that bordered Covent Garden to the North and the village of Hampstead to the South.*

*In the 1780’s the Duchess of Bedford began to expand the Bedford Estate westwards and numbers 65 and 67 Gower Street were completed in 1786. The street was so named after the Duchesses family: the Leveson-Gowers. The majority of houses in the Bloomsbury/Covent Garden and Holborn area are still owned by the Russell family who posses the peerage of the Duke of Bedford.*

*Bloomsbury is home to the British Museum, the British Medical society as well as the University of London’s main campus and some of the most important hospitals in the country – UCLH, Great Ormond Street Hospital for Children, and Queen’s Square Neurological Hospital. As well as being a centre for scientific learning Bloomsbury is known for its literary and artistic leaning: Charles Dickens lived on Tavistock Square in 1851 (his house was demolished in 1901).*

*The Pre-Raphaelite brotherhood was founded by John Millais in his parent’s house on Gower Street (around 1848) – and was established as a reform movement to counteract the mechanistic approach to art, which was adopted by the Mannerist artists who succeeded Raphael and Michelangelo. Its founder members were; William Holman Hunt, John Everett Millais and Dante Gabriel Rossetti.*

*At the beginning of the 20th Century on Gordon Square the Bloomsbury Set came in to being. Members included: Virginia Woolf, John Maynard Keynes and E. M Forster, amongst others. Their work/discussions had a great influence on the ideas of literature, feminism, pacifism and economics.*

#### **THE ARCHITECTURE of 65 – 67 GOWER STREET**

*The 65-67 Gower Street are Georgian buildings (finished in 1786) and are characterized by their 'balance' and 'regularity' – implying symmetry and adherence to the classical rules of architecture. In the 1700's uniformity of house fronts along a street were considered pleasing to the eye and anything that implied lack of proportion or balance was frowned upon. There are a number of Georgian characteristics that you can identify at the Ridgemount Hotel: the pillars in the front of the house, its square symmetrical shape, the fan light above the door, paired chimneys and sash windows.*

*It has been suggested that the houses on Gower Street were built of low-grade materials, and that they were not expected to last. However, this may have worked in the edifices favour as the passage of time has allowed the houses to slip and slide a little – to move with the ages and different levels of traffic flow.*

*During the 17, 18 and 1900's when people were still had servants, they would have lived on the top floor of the house and the grander rooms would have been below. If you look on the pavement outside the hotel you will see the original coalholes – where fuel was delivered to the basements for distribution to the individual rooms. The houses still maintain many of their original features: the plasterwork and the staircases as well as the fireplaces, although none of them are used today.*

#### **PAST RESIDENTS.**

*The houses on Gower Street were built as private homes for upper-middle-class families. In the records there are references to the wonderful apples that were grown in people's gardens and the abundance of fresh air available just a little distance from the City of London.*

*According to the 1901 census – the houses were still being used as private homes. Number 65 Gower Street was owned by a family who were furniture makers and number 67 was owned by a family named Nanson – who were the proprietors of a loan office as well as owning numerous properties around London, both families had a couple of servants and cooks.*

*By 1911 number 67 Gower Street was a boarding house leased to Laura Cook – her long-term guests included a ship owner and a furrier. Number 65 was leased to an American; Mary Heriot, a corsetiere (allegedly to the Royal Family), who rented rooms to a pianoforte instructor and his family. During the 1900's a wide variety of lodgers from army captains to families of 'private means' lived in the two houses.*

*By far the most famous inhabitant of 67 Gower Street was Elizabeth Stride aka Long Liz, who, after she moved from Bloomsbury to the East End, was killed by Jack the Ripper in 1888.*

*The most famous inhabitant of 65 Gower Street was a 'low' comedian called John Bannister 1760 – 1836 who acted at the Drury Lane theatre and whose portrait can be seen at the Victoria & Albert Museum.*

#### **THE CURRENT LAYOUT & FABRIC:**

Currently the upper three floors have been sub-divided with timber stud/plasterboard partitioning to accommodate guest rooms. Fixtures and fittings are also contemporary (circa 1970s) to previously installed interventions.

The current partitioning detracts from the character of the once more 'grandoise' Georgian interiors. What were once square format reception and drawing rooms and bedchambers have been subdivided to enhance rental capacity.

#### **THE PROPOSAL:**

Our proposals include partial re-configuration of the internal layout via partial removal of some internal walls. These walls are identified as contemporary construction (timber studs, plasterboard) and do not contribute to the architectural significance of the property. The partitions also negatively impact the historic layout by subdividing up the space into small rooms, which were historically larger.

Proposed reconfiguration of the existing layout will not significantly impact internal historic fabric. A main feature of the historic layout, the central internal dividing wall, is to remain. New single rooms are also to be provided in the rear service rooms of the first and second floors.

#### **SUMMARY CONCLUSION**

Sensitive adaption and appropriate refurbishment would ensure continued

conservation of the buildings. To continue viability and competitively as a hotel, The Ridgemount needs to provide contemporary facilities which includes ensuite WCs and showers. These facilities are now a standard broadly expected by prospective tourists and hotel guests.

Occupation via continued use will ensure that the building is successfully maintained and that the historic interest and heritage sustained for future generations. Proposals include partial opening up of the front rooms, allowing greater appreciation of the decorative coving and cornicing. The plans have been developed with appreciation of the historic fabric and layout, utilising a conservation led approach to protect and enhance the building in line with National and Local policies. It is therefore maintained a grant of Listed Consent is justified.

Currently the application remains invalidated until such time as a supporting Heritage Statement has been submitted, and it is clear from the above historical background to the wider Bloomsbury Conservation Area that any alterations need to be undertaken sympathetically in this broader historical context, and we believe this scheme does indeed achieve this objective.

In our view, essentially these internal alterations have been extremely well considered and thought out, and we would now like to respond to the specific points raised by Matthias Gentet, dated 27<sup>th</sup> April:

- ❖ The Planners acknowledge that *“...the removal of some modern partitions and bringing the current layout in line with the original and historical layout of the building is a positive element of the proposal...”* So, indeed the applicants bought 65 Gower Street in 1965, and have continued to run The Ridgemount Hotel as a successful hotel since then, so for over 50 years now. However, whilst No67 has been adapted to provide a number of en-suite bathrooms, No65 Gower Street has lagged behind, largely remaining as just “bedsit” type rooms, with little in the way of “modern” facilities that you would expect in modern day hotels.

So, the Applicants are indeed having to compete with other local hotels and more modern ones, who are able to provide each room(s) with at least a shower room, containing a toilet, and clearly this is the main objective here, and which has been cleverly achieved by the Agent in drawing up the plans.

At present the Hotel has 15 room set across 3 floors (1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup>), with a narrow corridor linking them. This scheme would actually reduce the number of rooms available, to just 9, however these alterations would open up the cramped internal layout, creating a lighter more open feel to 11 bigger rooms, containing 6 double rooms, 3 “family rooms”, each containing a double bed and twin beds for children, and just 2 single rooms.

Clearly, in central London, then such family rooms are, other than in more modern “Premier Inn” type hotels hard to find, so this offering at The Ridgemount will provide a much needed boost to family and larger room accommodation, which in turn would benefit the local economy, enabling couples and families to stay more centrally within London, AND therefore more likely to spend their money in the local area – economy.

This broader benefit would accord with the general thrust of the National Planning Policy Framework, which seeks to ensure new development such as this is concentrated in the most sustainable locations, where other non-car modes of transport are available. This scheme achieves this fundamental NPPF objective.

- ❖ On the question of design, we also note that the relatively new, Government Guidance, in the form of the **National Planning Policy Framework (NPPF) March 2012** which reaffirms the previous PPS1 objectives regarding ‘design’, at Paragraphs 59, 60 and 61, stating respectively:

***“...design codes should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height...layout, materials...of new development in relation to neighbouring buildings.....”,***

***“Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.”***

***“Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.”***

Therefore, in terms of this application, it offers a simple sub-division, which would be less intensive in terms of the number of rooms currently in use at the hotel at No65 Gower Street, creating more attractive open and lighter rooms. On the question of Heritage Assets, we note that the NPPF clearly indicates that;

***“The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. Local Planning Authorities should look for opportunities for new development within Conservation Areas...and within the setting of heritage assets to enhance or better reveal their significance.”***

In this case, these modest internal alterations, will enhance the Heritage Asset in both the short and long term, by enabling an Hotel which has been run by the same family for over 50 years, to continue to operate and be a “viable use” of this building, resulting in an improvement to the internal layout and at the same time, minimal intervention in this attractive listed building.

The NPPF states that, in determining applications, LPAs should require an applicant to describe the significance of the heritage assets affected, including any contribution made by their setting, which we have done earlier. 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.

In determining applications, LPAs should take account of:

- (i) the desirability of sustaining and enhancing the significance of heritage assets,***
- (ii) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability, and;***
- (iii) the desirability of new development making a positive contribution to local character and distinctiveness.***

So, once again, the NPPF also recognises that, when considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation AND its continued "*economic viability*". LPAs should also look for opportunities for new development within conservation areas and within the setting of other heritage assets to enhance or better reveal their significance, and in this case simply put the scheme achieves this simple objective.

Internally, then the three narrow frontage rooms on EACH floor would be reduced to just 2 larger open rooms, offering more light in to each room, and more specifically in response to the Planners comments regarding the fireplaces, then clearly the fireplaces in the front rooms (on each first, second and third floors) been the focal point – feature in what would surely have originally been just ONE larger open room? However, at some point, these larger front rooms have clearly been sub – divided into 3 separate rooms, which we see today.

Indeed, the fireplaces are of a scale and in particular width where it would have been the focal point of one large room, and therefore reducing the number of rooms and opening the frontage rooms at first, second and third floor level would actually mean that the fireplace looks more in keeping with the overall scale – size of the larger rooms. With regards to the en-suite shower-rooms then these have also been designed to

retain these fireplaces, with the fireplaces remaining a central feature within the upgraded and improved Hotel rooms.

Essentially, the Applicants must look to improve their “offering” in a difficult and very competitive market, and at this extremely difficult time in the UK economy, particularly now the “Brexit” option has been chosen, and uncertainty will continue.

So, this scheme would indeed accord with the NPPF, as the Applicants would be investing a substantial outlay in these improvements, but in a manner which we felt would not disturb the fundamental listed fabric of this building, and would ensure the hotel remains a “viable use” of this building, which still would be “consistent with its conservation” as required by the NPPF:

***“The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.***

Therefore, it is maintained that these modest internal changes will not fundamentally affect the intrinsic historic value of this Heritage Asset, and as such would not conflict with the NPPF, and the more local Planning Policy, Policy DP25:

***Listed buildings: To preserve or enhance the borough’s listed buildings, the Council will:***

***e) prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;***

***f) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building, and;***

***g) not permit development that it considers would cause harm to the setting of a listed building.***

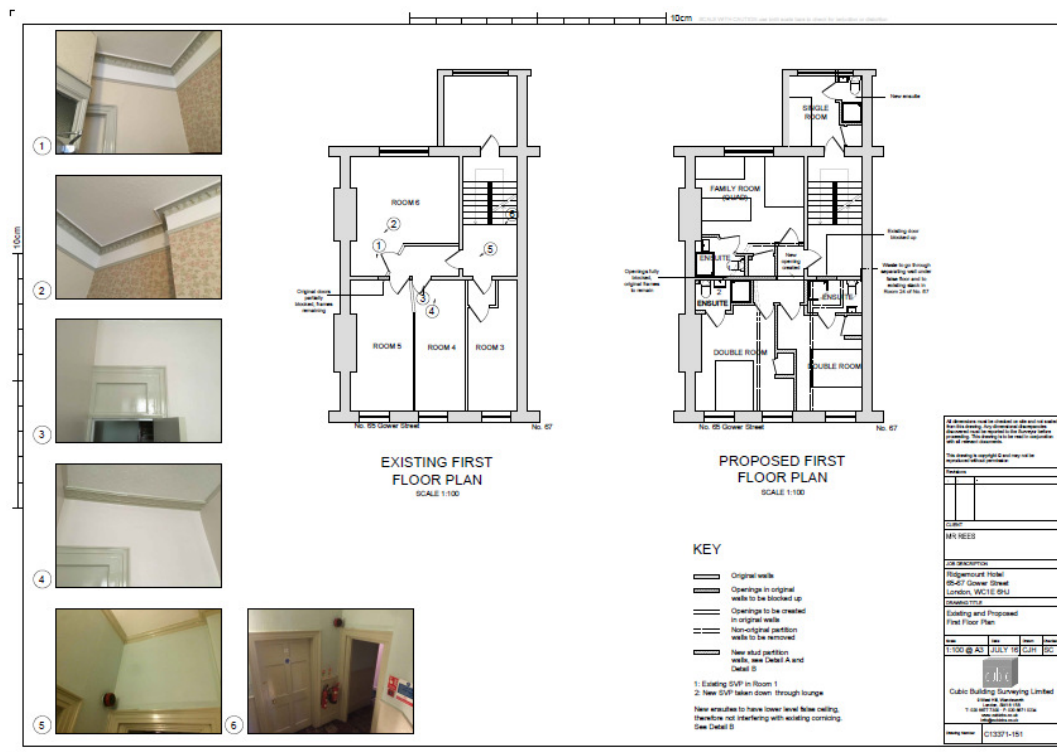
So, we contend that this modest alteration to a property which has been owned, run (and loved) by the Rees family for over 50 years now, then we can reaffirm that the Applicant would, without prejudice to the outcome of this application, adhere to an



appropriately worded condition or conditions requiring the submission of further detailed drawings and cross – sections where necessary, in accordance with Circular 11/95, ‘The use of Planning Conditions’.

### PHOTOGRAPHIC SURVEY OF EXISTING 2016 BUILDING INTERIOR:

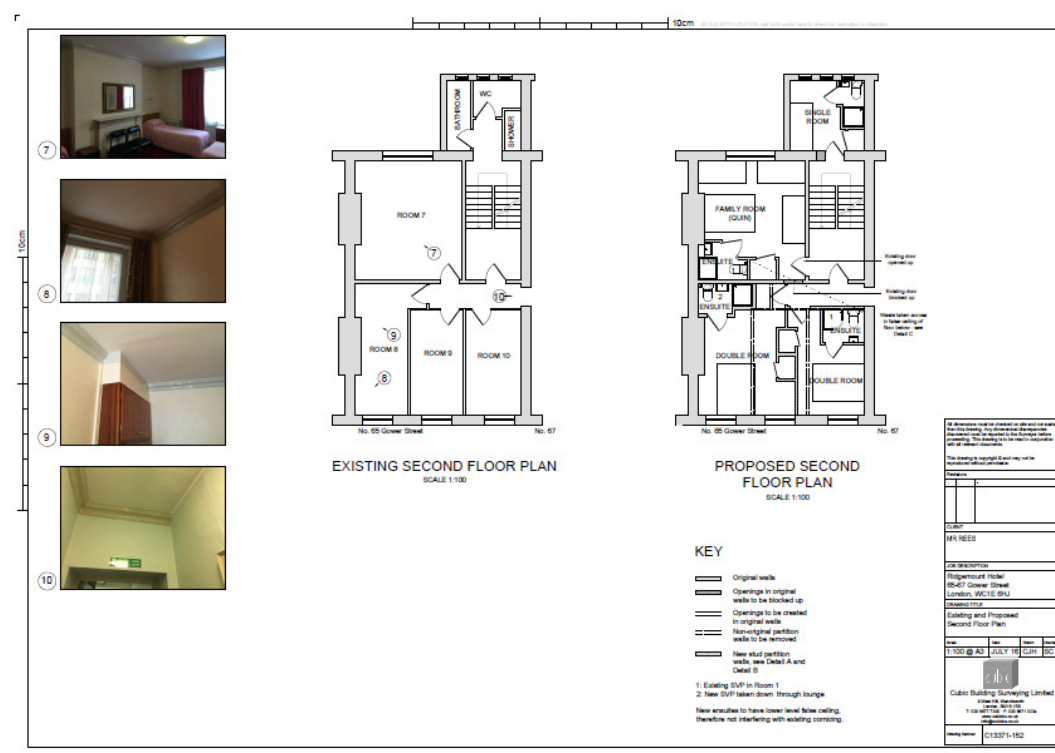
The photographic survey undertaken and set out below, in relation to each existing (and proposed) rooms, along with a key showing the amount of newer “partition walls” and fewer proposed replacement and much better – simpler sub-division demonstrates: (A) the existing level of sub-division will actually reduce and (B) the existing internal features, such as cornices, architraves, and the general feeling of less sub-division and consequently more spaciousness will improve the historic value of this Heritage Asset:



Essentially, these alterations would enable the Hotel to improve its offering, in ever increasingly

competitive times, particularly when having to compete with the major – National chains, who can offer all-inclusive family deals, including breakfast, unlimited coffee, tea, free Wi-Fi and so on. However, in planning terms we genuinely believe this would accord with the NPPF, as these alterations and improvements to the layout would ensure the Hotel continues to operate for many years to me, ideally for at least another 50 years, as it would:

***“...sustain and enhance the significance of heritage assets and putting them (the Hotel) to viable uses consistent with their conservation...”***



On this basis, we are satisfied that this scheme would clearly safeguard this designated Heritage Asset, in accordance with Chapter 12 of the National Planning Policy Framework, and both Adopted and emerging planning policies.

We therefore ask that Camden offer their support to these improvements, as meeting both their local plan policies and recognise they will indeed improve this Listed Building, and importantly enabling this business to survive and improve it's offering, which in turn would mean more visitors staying in the area, and spend their money on local businesses (restaurants, retailers, pubs, Community facilities – leisure uses and other products).