

Bourne House, Cores End Road

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Our Ref: B016317

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14/12/17

Planning Department
5 Pancras Square
London
N1C 4AG

Dear Sir/Madam,

The Assembly House, 292-294 Kentish Town Road, London, NW5 2TG

We act on behalf of Greene King PLC, which owns and operates the above public house. We are applying for internal and external alterations associated with the extension at rear first to third floor level to include lift shaft and reconfiguration of plant and access servicing for ancillary guest accommodation at upper floor levels (Use Class A4).



The fee £385 has been paid online via credit card on 14/12/2017, for which a receipt would be appreciated in due course. In addition to this covering letter, this application is supported by:

- Site Location Plan
- Ground Floor Plans
- First Floor Plans
- Second Floor Plans
- Third Floor Plans
- Basement Plans
- Elevations
- Heritage Statement
- Noise Assessment

This application is simply a resubmission of 2014/3365/P and 2014/3394/L which were granted consent in February 2015, but which the applicant may not be able to implement before it expires in February 2018.

The primary public house trading floorspace occupies the ground floor, almost entirely comprising a bar area. Two staff bedrooms are currently on the first floor, along with an ancillary staff kitchen, living area and a manager's office. A further three staff bedrooms are on the second floor with communal staff facilities including a living area, bathroom and kitchen. On the third floor are a further two staff bedrooms, with communal staff facilities and a redundant domestic kitchen. The basement is currently used for the commercial kitchen, ancillary storage, and toilet area.

Pubs across the UK are having to adapt to the changing modern social habits as people are generally spending less money drinking in pubs. The proposed changes are one way in which The Assembly House can diversify. The two business elements will be mutually supportive of each other, as the guest rooms will support the viability of the pub.

In 2017 a new Local Plan was adopted, which replaced the Core Strategy and Camden Development Policies, which were material considerations in the previous application. Policy C4 Public Houses is the only policy from the New Local Plan that directly affects proposals to public houses.

Policy C4, aims to protect the local pubs which are of community, heritage or townscape value. As The Assembly House is a listed building, it has significant heritage value and is therefore protected by Policy C4. The policy states that permission will not be granted for proposals that involve the change of use, redevelopment or demolition of a public house, if the proposed would result in the loss of pub. Policy C4 also advises that developments involving a loss of pub floorspace should be resisted. The proposed development does not involve the loss of any pub trading space, and will support the viability of the pub through the proposed guest rooms. The proposed development is therefore in accordance with Policy C4.

Policy D2 Heritage, of The New Local Plan states that the Borough's rich and diverse heritage assets will be preserved and where appropriate, enhanced. The loss or substantial harm to heritage assets will not be approved by the Council, unless it is necessary to achieve



substantial public benefits that outweigh the loss or damage. The provision of ancillary guest accommodation will be supportive of the public house, providing public benefit. Careful design and implementation will ensure that the heritage value of the pub is not harmed through this proposal.

Other than the above mentioned Local Plan, no other relevant policies have been introduced since the same application was approved in February 2015, therefore I do not foresee any policy issues with this application.

The building is Grade II listed, therefore a detailed heritage statement was prepared for the original application in 2015 and is resubmitted with this application. There have been no material changes to the building since this statement was prepared and therefore the heritage statement's conclusions remain valid. It concluded that the proposed alterations ensured the building's continued use as a public house and would not cause any adverse impacts on the building's heritage. The proposal will provide a sustainable solution for the building, through careful design and architectural implementation.

A noise impact assessment has been carried out to assess the on-site noise measurements and the extent to which the existing ambient noise levels will affect the proposed guest rooms as part of this application. At present the existing façade sound insulation would not achieve internal noise levels in line with guidance BS 8233. It is recommended that the windows are upgraded such that they provide an A-weighted sound reduction of 34dB, and secondary glazing is recommended as the building is listed.

This proposal is policy compliant both with national and local policy, and causes less than significant harm to heritage assets causing no adverse impacts on the visual amenity of the assets.

Overall, this proposal is policy compliant in accordance to national and local policies. Overall, once modifications are put in place to overcome noise this proposal is policy compliant in accordance with both national and local policies, and contributes to protecting and enhancing the building's heritage value. Following the recommendations made in the noise assessment the noise levels will be 34 dB in accordance with guidelines BS 8233.

This application is therefore commended to the City of London.

Should you require any further information, please do not hesitate to contact me.

Yours Faithfully,



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