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FAO Mr Rob Tulloch
London Borough of Camden
Regeneration and Planning
5 Pancras Square
London
N1C 4AG

16 February 2018

KH/EC – 13/618
BY PLANNING PORTAL

Dear Mr Tulloch,

THE TOWN AND COUNTRY PLANNING ACT 1990 AND PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

THE SIR RICHARD STEELE, 97 HAVERSTOCK HILL, LONDON NW3 4RL

APPLICATION FOR NON-MATERIAL AMENDMENT TO CONSENTED SCHEME (2016/1189/P)

We write on behalf of our client, Faucet Inn Ltd, to submit an application under Section 96a of the Act to make minor changes to the approved scheme (ref. 2016/1189/P) dated 23 November 2017 in relation to their freehold premises at the Sir Richard Steele Public House, 97 Haverstock Hill London NW3 4RL.

Background

The site is 97 Haverstock Hill; a three storey traditional public house (Use Class A4) known as the Sir Richard Steele. The building is not statutorily listed but is located within the Eaton Conservation Area. The building is listed as an Asset of Community Value (ACV).

Planning permission (ref: 2016/1189/P) was granted on 23 November 2017 for the change of use of the first and second floors from public house (Use Class A4) to residential (Use Class C3).

The Non-Material Amendment (Section 96a)

The application seeks to achieve the following changes to the Public House building:

- New entrance at northern corner of the building.
- Replacing opaque glass on all ground floor windows and doors with clear glass.

All other elements of the approved scheme would remain unchanged.

Proposed Amendments and Design Rationale

The following sets out the details and design rationale for the amendments.

New entrance door at northern corner of the building

The proposed entrance door at the northern corner of the building would provide an improvement to the existing stepped access to the main building. This is because the corner of the building is located at a level which is more equal to the street level outside. As such, the opening up of an entrance to the corner of the building would result in access improvements for wheelchair users, meaning they would no longer be required to use the access via the beer garden.

The location of entrance doors on the corner of public houses is also characteristic of the local area. For example, the Washington Public House and Ginger and White Café both located at England's Lane each have their main entrances located on the corner of the building. As such, the locating of a main entrance to the northern corner of the building would be more sympathetic to the character and appearance of the Eaton Conservation Area as well as in keeping with the local area as a whole.

Replacing opaque glass on all ground floor windows and doors with clear glass

Replacing the opaque glass at ground floor level with clear glass would improve the overall image of the public house. Furthermore the use of clear glass rather than opaque would result in the public house looking more welcome to customers. There would be no impact on neighbours in terms of overlooking as the windows are not at a level where overlooking would be likely.

In determining this application, the changes would result in a scheme whose scale and nature would not be substantially different from the scheme approved. There has been no changes in planning policy since the original application (ref: 2016/1189/P) was granted on 23 November 2017.

The Application Package

This application has been submitted via the Planning Portal (ref: PP-6742060) and comprises the following:

- Cover letter, prepared by Icen Projects Ltd;
- Application forms and certificates, duly completed;
- Original decision notice for reference, dated 23 November 2017;
- Existing drawings, prepared by PAD Architects; and
- Proposed drawings, prepared by PAD Architects.

The requisite planning fee of £234.00 was paid on submission of the application on the Planning Portal.

We trust the information provided is sufficient to enable the Council to validate and determine this application. Please contact Kieron Hodgson on 020 3435 4218 or (khodgson@iceniprojects.com) or Emma Conwell on 020 3435 4207 or (econwell@iceniprojects.com) in the first instance should you have any questions.

Yours faithfully,



ICENI PROJECTS LIMITED

Cc. Mr Steve Cox
Mr Jonathan Cross (PAD Architects)

Enc. As listed above