

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: UR/8890

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Contents

1. INTRODUCTION	1
2. CONTEXT.....	1
3. HERITAGE ASSET.....	1
4. PLANNING HISTORY.....	1
5. HERITAGE VALUE.....	4
6. PROPOSED WORKS.....	4
7. DESIGN ISSUES.....	5
8. ACCESS.....	5
9. HERITAGE ASSESSMENT	5
10. PLANNING AND HERITAGE ASSESSMENT	5
11. CONCLUSIONS.....	6

1. INTRODUCTION

This combined Planning / Design & Access and Heritage Statement has been prepared as part of a planning and listed building applications, 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 undertaken the following works: -

- Erection of two temporary marquees for the period 26th November 2018 to 7th January 2019.

The Edinboro Castle is a Grade II listed building and is thus a designated heritage asset. The National Planning Policy Framework (NPPF) provides, 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 sets out an assessment of the impact of the proposed works on the significance of The Edinboro Castle together with a statement of justification for those works.

2. CONTEXT

The Edinboro Castle is a public house situated at 57 Mornington Terrace, London. Constructed in the mid-19th Century, it comprises a bar, toilets and kitchen on the ground floor, with ancillary storage facilities in the basement. There is a large beer / garden terrace to the rear.

The property is located in a predominantly residential area, comprised of Victorian terraced houses and large gardens. It is located close to Camden High Street, with the western boundary of the site adjoining railway lines.

3. HERITAGE ASSET

The property is Grade II Listed, with the List Description reading 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; 1st floor with architraves and cornices. Entablature and shaped blocking course. Curved wrought iron lamp bracket above door. INTERIOR: not inspected.

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

4. PLANNING HISTORY

The property has an extensive, recent, planning history (see table below): -

Application Number	Development Description	Date Registered	Decision
<u>2017/4847/P</u>	Erection of 2 no. temporary marquees to rear garden of public house (Class A4) for period of 13th November 2017 - 5th January 2018.	06-10-2017	Granted

<u>2016/5409/L</u>	Temporary erection of 2x marquees to rear garden of GII listed public house for period of 18th November 2016 - 2nd January 2017.	06-10-2016	Withdrawn
<u>2016/4942/P</u>	Temporary erection of 2x marquees to rear garden of GII listed public house (A4) for period of 18 th November 2016 - 2nd January 2017.	06-10-2016	Granted
<u>2016/4327/P</u>	Retention of 2no free-standing 'market stalls' marquees in the side customer garden to public house (Class A4).	25-08-2016	Granted
<u>2015/7212/T</u>	WITHIN GROUNDS: 1 x Small Ailanrthus - Fell to near ground level	22-12-2015	No Objection to Works to Tree(s) in CA
<u>2015/6458/A</u>	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
<u>2015/6085/L</u>	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
<u>2015/6069/P</u>	Construct of x2 timber pergolas in rear garden.	30-10-2015	Granted
<u>2015/3941/T</u>	(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)
<u>2012/1917/P</u>	Erection of 2 x timber framed outbuildings in rear garden of public house (Class A4) for ancillary storage purposes.	04-07-2012	Granted
<u>2010/6764/T</u>	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
<u>2008/5700/T</u>	(TPO Ref: S2) SIDE GARDEN, ADJACENT TO THE PUB: 1 x Sycamore - Remove.	10-12-2008	Refuse Works (TPO)
<u>2008/3838/L</u>	Temporary removal of gates and piers to garden wall and rebuild with materials to match existing.	02-12-2008	Granted
<u>008/1548/T</u>	(TPO Ref: S2) SIDE GARDEN: 1 x Tree of Heaven - Reduce crown by up to 40%.	31-03-2008	Refuse Works (TPO)
<u>2003/3321/L</u>	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
<u>2003/3320/P</u>	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
<u>2003/3387/P</u>	Alterations including the introduction of new outdoor furniture, and new external kitchen plant.	12-12-2003	Granted
<u>2003/2558/L</u>	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
<u>2003/2555/A</u>	The display of externally illuminated fascia and projecting signs.	18-11-2003	Granted
<u>TPX0306303</u>	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)
<u>LEX0200981</u>	Alterations and refurbishment of the bar area including alterations to the bar servery including new lighting. (Revised Plans	24-12-2002	Granted

Submitted)			
<u>AEX0201080</u>	The refurbishment of the existing externally illuminated projecting sign and lettering on the northwestern elevation.	12-12-2002	Granted
<u>LEX0100910</u>	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
<u>LE9900600</u>	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

The planning history confirms that both the interior and exterior of the building have been altered.

Externally, in the last two years, permission for the erection of two marques for use over the Christmas and New Year period have both been granted (see refs: 2017/4847/P, 2016/4942/P).

5. HERITAGE VALUE

The Edinboro Castle is a Grade II listed building, with its heritage value largely arising from its structure and its elevations and appearance.

It's grounds provide a complementary setting to the building, whilst the property also makes a positive contribution to the character and appearance of the conservation area.

6. PROPOSED WORKS

The proposed works are fully detailed on the application drawings. Permission again sought to erect two marquees of 9m x 4.5m (max height 4.5m) and 9m x 3m (max height 3.1m) within the garden area. The marquees will be connected at one end and sit between the existing structures, trees and furniture within the garden. They are the same features as permitted by the Council under ref: 2017/4847/P and will, again, be used as additional dining space during the Christmas and New Year period (which is a hugely important period of the year in the financial running of a public house/restaurant). Accordingly, temporary permission is sought for the period 26th November 2018 to 7th January 2019, inclusive.

The marquees themselves will be free standing and are not fixed to any surface within the garden. They are held down by 16, 50kg weights (10 weights for the larger marquee and 8 weights for the smaller one). The marquees will not have any windows and will have a matt finish. Both marquees will be heated.

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, including the pergolas and benches etc, are not used.

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 not impact on existing trees or other exterior structures. They are some distance from the listed building itself

8. ACCESS

No changes are proposed to the means of access to the site.

9. ASSESSMENT

The principal considerations material to the determination of this application are as follows:

1. The visual impact upon the character and appearance of the host property, the streetscene, and local area, as well as the importance and of the listed building and setting of the Camden Town Conservation Area (Design and Heritage)
2. The impacts caused upon the residential amenities of any neighbouring occupier (Residential Amenity).

10. PLANNING AND HERITAGE ASSESSMENT

Heritage Issues

Camden Local Plan Policies D1 and D2 variously seek to ensure that new development, respects local character and context and preserves, or enhances, the historic environment and heritage assets, including listed buildings.

The marquees are located to the rear of the building and will not alter, or impact upon, or impinge upon the view of, the principal elevation, which faces Mornington Terrace. The main views afforded of the structures will be from the north, at the junction of Mornington Terrace and Delancy Street, from where they will be partially obscured from view by existing structures, vegetation and means of enclosure.

The garden area features a number of permanent structures, including a pergola and two smaller marquees, and is enclosed by single storey extensions, as well as boundary treatments. Whilst the temporary structures will reduce the openness of the garden area for the period of use, they will obscure views through to the busy backdrop of the rear structures / extensions and will not require the removal of any 'greenery'. The structures will be covered in a matt fabric, which will further reduce their visual prominence and they will have a 'traditional' appearance, without windows.

The erection of structures will not require any physical intervention into any historic fabric and, although they will still remain partially visible from Mornington Terrace, they will be partially obscured. Given their temporary nature (6 to 7 weeks), the Council has previously assessed that their result in any harm to the setting or importance of the listed building, the streetscene or the adjacent Conservation Area.

Amenity Issues

Camden Local Policy A1 provides that the Council will grant planning permission for new development unless it causes unacceptable harm to local amenity, including the quality of life of occupiers and neighbours.

The marquees are located at the rear of the premises and will not unduly impact upon the outlook of any neighbour. They will not result in a loss of natural light, cause overshadowing or a loss of privacy or result in light pollution.

The garden of the property is currently a publicly accessible drinking and smoking area for patrons of the pub, with rows of tables as well as a number of structures for outdoor seating. The proposal will not result in any increase to the area of the garden available to patrons or lead to any change of use of the garden. The use of the marquees is ancillary to the pub.

The garden can currently be fully occupied by patrons drinking and smoking, under the existing permissions and licences for the property, without any control from the Council. The marquees will only be used for dining (pre-booked Christmas events) and their presence will limit the capacity and use of the remaining garden areas.

The application includes a Marquee Management Strategy which confirms that:

- The use of the marquees will be for dining only and will only be for the use of groups who have pre-booked Christmas meals.
- At least one member of staff will be present within the marquees at all times during hours of operation to monitor noise levels
- Senior staff members will be issued with radio headsets in order to communicate and resolve potential issues quickly, before they cause disturbance.
- Large bookings will be personally overseen by the general manager to ensure complete control of noise and a quick and efficient exit.
- Signage will be erected to instruct customers to be wary of noise levels.

The MMS also includes a:

- Strategy for clearing the marquees of customers and general times of operation of the marquees and main business.
- Strategy for staff to monitor guests leaving the premises and to ensure that groups do not congregate outside.

Accordingly, the Council previously assessed that, subject to the imposition of a number of conditions (which the Company would again accept), the erection of two marquees, for a temporary period of 6 / 7 weeks, would not unacceptable harm local amenity.

11. CONCLUSIONS

The proposal seeks temporary consent for the erection of a two marquees at the Edinboro Castle public house. It is a repeat of an application which the Council granted in 2017.

The proposed marquees will cause no permanent harm to the setting of the listed building, the street scene of the adjacent Conservation Area. They use will be closely controlled, and managed, and they not cause unacceptable harm to local amenity.