

TIBBATTS • ABEL

Design & Access

Crown & Anchor,
137 Drummond Street,
London,
NW1 2HL

Job No. 2031

Listed Building consent for a Re-decoration of existing façade to ground floor level only. Replacement of 1no. Existing window to a new bi-folding window adjacent to existing bi-folding doors with like for like design aesthetic on behalf of **Mitchells & Butler**.

1. INTRODUCTION.

This Statement has been prepared to accompany the listed building application, in regards to the alterations to the external façade of The Crown & Anchor.

The existing black painted ground floor level façade will receive a new inviting fresher paint colour from the Heritage paint colour collection by Dulux. Colour reference “Rosemary Leaf”

The new opening window will have a stall riser to the same height as the existing and will visually be a like for like replacement to the current window. The bi-folding window is located to the left-hand side of an existing fully opening bi-folding door on the Drummond Street elevation.



EXISTING FIXED, NON-OPENING WINDOW AT THE CROWN & ANCHOR (Above)



EXISTING BI-FOLDING OPENING DOORS (Above)



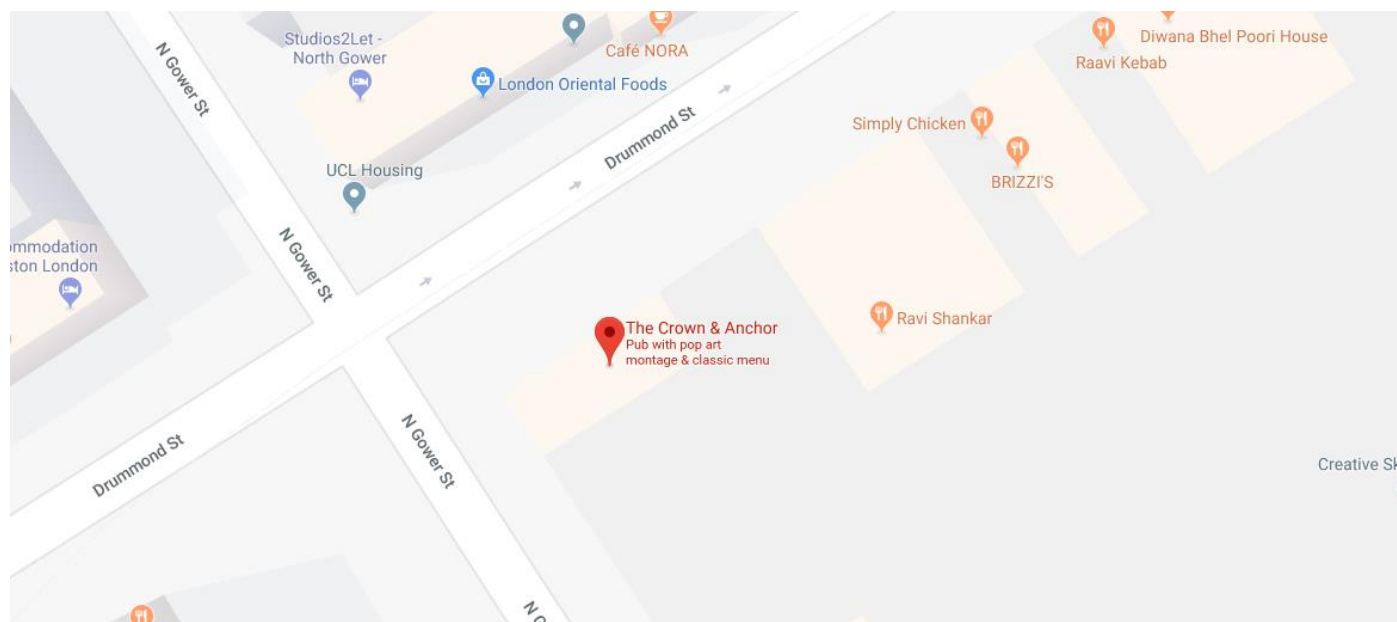
EXISTING FAÇADE SHOWING EXISTING BI-FOLDING DOORS AND FIXED WINDOW TO LEFT HAND SIDE (Above)

PROPOSED FAÇADE ILLUSTRATING NEW PAINT COLOUR (Below)

2. SITE AND SURROUNDINGS & ACCESS

The premise's primary entrance is on the South-Western face of the building and provides access for all general visitors from market hill. There is an additional secondary entrance to the Drummond Street elevation.

Location Plan



3. PLANNING HISTORY.

Application Number	Site Address	Development Description	Status	Date Registered	Decision
2018/3677/A	137 Drummond Street London NW1 2HL	Display of 2 x externally illuminated fascia and 2 x externally illuminated projecting signs.	REGISTERED	13-08-2018	
2018/3676/L	137 Drummond Street London NW1 2HL	Replacement of new signage.	REGISTERED	13-08-2018	
2018/2248/L	Crown & Anchor Public House 137 Drummond Street London NW1 2HL	Installation of temporary internal secondary glazing to five (5) windows at second floor level on the principal elevations facing Drummond Street and North Gower Street for noise mitigation during construction of the HS2 railway.	FINAL DECISION	01-06-2018	Granted
2007/2350/L	137 Drummond Street London NW1 2HL	Internal alterations to include removal and repositioning of stud walls in the first floor service kitchen and door reconfiguration to the existing ground floor toilets.	FINAL DECISION	28-06-2007	Granted
PS9805176	Crown & Anchor	The retention	FINAL	04-12-1998	Grant Full

	PH, 137 Drummond Street LONDON NW1	of a mechanical ventilation system which has been installed to provide air condition to the public house. The air conditioning units comprise 3 condenser units and are located over the flat roof (First floor level) to the rear. As shown on drawing No BLR/1448/02 and one unnumbered drawing.	DECISION		Planning Permission (conds)
8870068	Crown & Anchor Public House 137 Drummond Street NW1	Approval of details pursuant to Listed building consent dated 3rd April 1987.	FINAL DECISION	29-03-1988	Grant Approval of Details (Listed Bldg)
8800156	Crown & Anchor Public House 137 Drummond Street NW1	Approval of details of bricks. *(No plans submitted).	FINAL DECISION	29-03-1988	Withdrawn after Reg'n (not used on PACIS)
8770317	Crown and Anchor Public House 137 Drummond Street NW1	Installation of external lighting and signs. As shown on drawing numbered 2463/23 as amended in red ink on 25th September 1987.	FINAL DECISION	26-08-1987	Grant List.Build. or Cons.Area Consent
8780128	Crown and Anchor Public House 137 Drummond Street NW1	The display of externally illuminated fascia signs by floodlighting and 2	FINAL DECISION	31-07-1987	Grant Approval for Advertisement

projecting
externally
illuminated
pictorial signs
positioned at
fascia level at
an overall
height
approximately
4.5 metres
above
pavement
level and an
externally
illuminated
amenity board
as shown on
drawing
numbered
2463/23 as
amended in
red ink on 25th
September
1987. Period
of consent: 1st
February 1988
to 31st
January 1993.

[8770102](#)

Crown & Anchor
Public House 137
Drummond Street
NW1

Approval of
details
pursuant to
listed building
consent dated
5th January
1987 (Reg. no.
8670180).

FINAL
DECISION

20-01-1987

Grant
Approval of
Details (Listed
Bldg)

Application NumberSite
AddressDevelopment
DescriptionStatusDate
RegisteredDecision[8670356](#)Crown
and Anchor Public House 137
Drummond Street NW1Demolition
of the listed building and
rebuilding.As shown in drawings
numbered 2463/ 01D 02C 03 04
and 05.FINAL DECISION06-10-
1986Grant List.Build. or
Cons.Area
Consent[8601708](#)Crown and
Anchor Public House 137
Drummond Street NW1Installation
of new ground floor front
elevations on to Drummond Street
and North Gower Street.As shown
in drawings numbered 2463/ 01D

and 03.FINAL DECISION12-09-1986Grant Full or Outline Perm. with Condit.[8670180](#)"The Drummonds" 137 Drummond Street NW1Demolition of the listed building and rebuilding as shown on drawing numbers 2381/09-16 and 2463/01-05.FINAL DECISION14-05-1986Grant List.Build. or Cons.Area Consent[8600846](#)"The Drummonds" 137 Drummond Street NW1Redevelopment to provide a new public house on basement ground and part one and part two storeys above with a managers maisonette and staff accommodation as shown on drawing numbers 2381/9-16 and 2463/01-05.FINAL DECISION14-05-1986Grant Full or Outline Perm. with Condit.[8470280](#)The Drummonds 137 Drummond Street NW1Demolition of the listed building and reconstruction of the existing facade including an additional storey at second floor level on the Drummond Street frontage. ^As shown on drawing nos:2381/01-16 inclusive and one unnumbered site plan.FINAL DECISION25-10-1984Grant List.Build. or Cons.Area Consent[8401795](#)The Drummonds 137 Drummond Street NW1Erection of a building on basement ground and two storeys over and use as a wine bar together with associated uses including a three bedroom residential flat on second floor. ^As shown on drawing nos:2381/01-16 inclusive and oneFINAL DECISION25-10-1984Grant Full or Outline Perm. with Condit.[HB2765](#)137 Drummond Street, NW1The painting of the front elevation, the provision of window blinds and plant baskets on the ground floor frontage, together with an illuminated sign, located behind the fanlight on the corner display frontage.FINAL DECISION30-10-1981LISTED BUILDING

CONSENT [CA1818/AD1883](#)137
 Drummond Street, NW1The
 display of a neon illuminated sign,
 measuring 0.800m in length,
 suspended behind the fanlight on
 the corner splay frontage.FINAL
 DECISION30-10-
 1981Permission[33262](#)137
 Drummond Street, NW1The
 erection of blinds and plant
 baskets on the ground floor
 frontages to Drummond Street and
 North Gower Street.FINAL
 DECISION30-10-
 1981PERMISSION

4. DESIGN & ACCESS STATEMENT

Design Rationale

The aim of making the alterations to the window is to open up the trade space and create a better visual flow between the internal space and the external seating area.

The current dark and unappealing black painted timber façade will receive a new paint colour. Colour reference: Dulux Heritage “Rosemary Leaf” which will draw and entice customer’s in the local vicinity by improving street presence.

5. PLANNING POLICY & GOVERNMENT GUIDANCE

National Planning Policy Framework

5.1 The National Planning Policy Framework was published in March 2012. At the heart of the NPPF is a presumption in favour of sustainable development, jointly seeking economic, social and environmental gains. Key goals include creating jobs, fostering communities and improving design. Development proposals that accord with the development plan should be approved without delay. Paragraph 17 sets out the core land-use planning principles, including to:

- Proactively drive and support sustainable economic development;

- Seek high quality design and a good standard of amenity;
- Deliver sufficient community and cultural facilities and services to meet local needs.

Part 7 requires good design to achieve high quality and inclusive places which function well, establish a strong sense of place, use the site efficiently, respond to local character and are visually attractive.

Part 8 promotes healthy communities through the provision of community facilities, such as licensed premises that provide opportunities for members of the community to meet.

6. CONCLUSION

- 6.1 This statement is submitted in support of a proposal to improve the premises operationally and enhance its appearance.
- 6.2 The external alterations have been designed to be in keeping and not overbearing for the visual enhancement of the building as well creating good aesthetics to its outlook for the rest of the street scene.