

# PLANNING & HERITAGE STATEMENT

*for Proposed Works  
at*



SOMERS TOWN COFFEE HOUSE  
60 CHALTON STREET  
LONDON  
NW1 1HS

*for  
The Yummy Pub Company*

MARCH 2019

*Produced By*



*8 Gentian Close  
Rushden, Northants  
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## **1.1 Introduction**

This Planning and Heritage Statement has been prepared to accompany the listed building consent application submitted to Camden Council for the use of the existing 2<sup>nd</sup> floor for short term private letting as an individually let apartment. In building conservation terms, the works would not affect the external façade of the building and would not require any structural or layout alterations to the building internally. The physical changes to the building would be limited to the rehanging of 3 No. existing doors (within their existing frames) and the relocation of the entrance door to the apartment, to encapsulate the existing bathroom.

This document seeks to describe the impact of the proposals and to justify the appropriateness of the construction works required within the context of this listed building, for which Planning and Listed Building Consent are sought.

## **1.2 Existing Location**

The Somers Town Coffee House is a Grade II listed building and forms part of the complex known as Levita House. Levita House is a residential property and both properties are Grade II listed buildings, designated in 1966. The Somers Town Coffee House is not located within a Conservation Area.

Somers Town Coffee House is under the ownership of Charles Wells Pubs Limited and operates as a public house (Use Class A4) on the basement and ground floor, with associated Dining Rooms and Kitchen space on the 1<sup>st</sup> Floor. The 2<sup>nd</sup> floor is currently used as multi-occupancy staff accommodation and comprises a small bathroom, kitchen area and Bedrooms.



*Image A: Google Earth image of the site.*

### 1.3 Listing Details

*The information below gives details of the listing as it appears on the Historic England website.*

Heritage Category: Listed Building

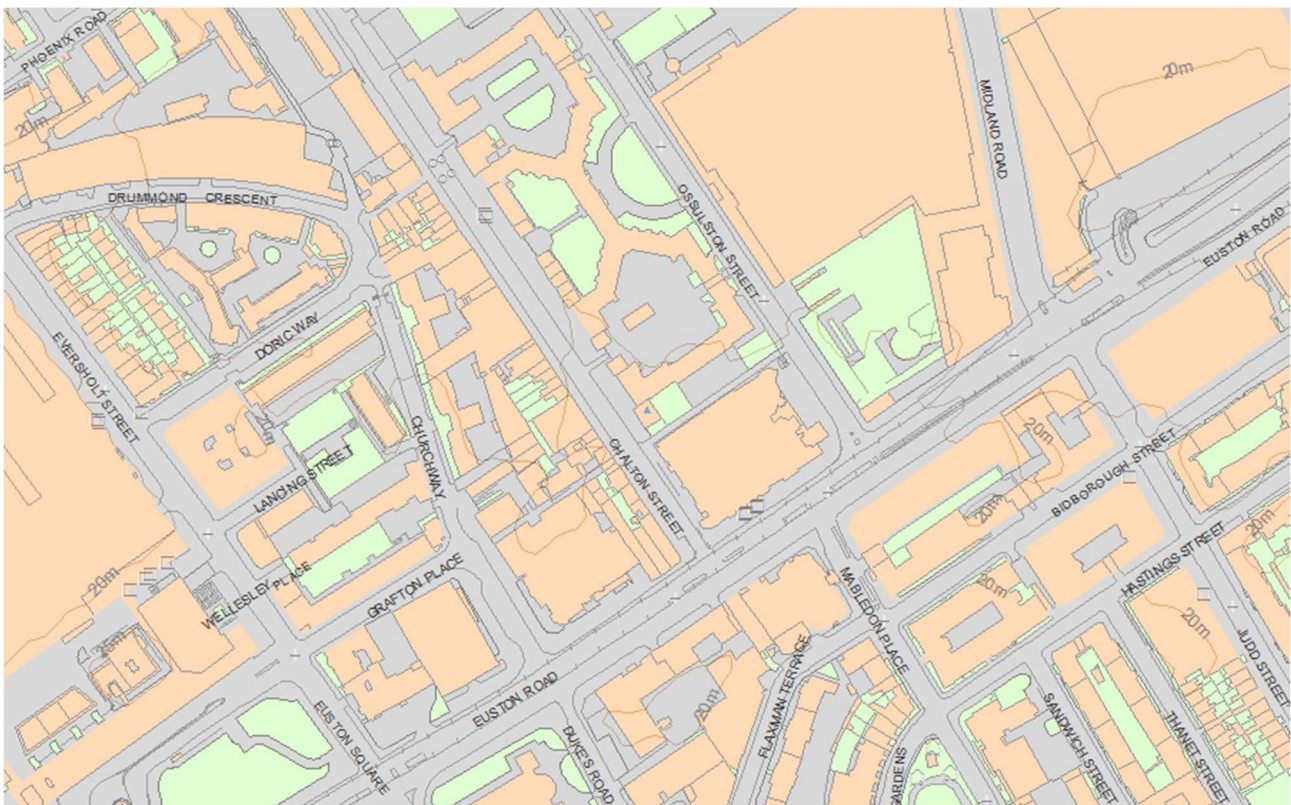
Grade: II

List Entry Number: 1113232

Date first listed: 13-Dec-1996

Statutory Address: LEVITA HOUSE INCLUDING ATTACHED SHOPS AND SOMERS TOWN COFFEE HOUSE, OSSULSTON STREET

Statutory Address: LEVITA HOUSE, ATTACHED SHOPS, SCREEN AND SOMERS TOWN COFFEE HOUSE, 16A-76A, CHALTON STREET



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Location:

**Statutory Address:** LEVITA HOUSE INCLUDING ATTACHED SHOPS AND SOMERS TOWN COFFEE HOUSE, OSSULSTON STREET

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The building or site itself may lie within the boundary of more than one authority.

**County:** Greater London Authority

**District:** Camden (London Borough)

**National Grid Reference:** TQ 29884 82762

Details

TQ2982NE 798-1/89/1254

CAMDEN OSSULSTON STREET (West side) Levita House including attached shops and Somers Town Coffee House

13/12/96 GV II Includes: Nos.16A-76A Levita House, attached shops, screen and Somers Town Coffee House CHALTON STREET. Blocks of council flats and attached shops and coffee house/tavern forming part of the Ossulston Estate; frontages to Ossulston Street, Chalton Street and Weir's Passage. 1930-31. To the designs of the LCC Architect's Department under G Topham Forrest. Flats and shops: load-bearing brickwork rendered with coloured roughcast, channelled to ground floor to appear as stone; reinforced concrete balconies. Hipped pantiled roofs with dormers and tall chimney-stacks. PLAN: central spine on north-south axis with four diagonal spines from angles joined to north and south blocks to form enclosed courtyards; enclosed courtyard to west, open to east. EXTERIOR: five and four storeys plus attics. Windows mostly flush framed sashes with exposed boxing. Balconies designed to make the voids above them read as holes punched in the building. Eastern range has central courtyard block of

ground floor portico with outer bays of projecting balconies and inner bays of flush rectangular balconies grouped 2:3:2 to three upper floors; top floor has round-arched voids. Diagonal flanking wings have alternating canted bays.

North and south-eastern facing blocks with central round-arched vehicle entrances above which long rectangular voids with bowed fronts; top floor of three round-arched voids and central projecting semicircular balcony, all with cast-iron balustrade. Flanking bays of long rectangular voids with three vertical slits beneath each. Outer bays of paired sashes in shallow full height recesses. Other facades are variations to this style using voids, axes and massing to effect; southern facade has Lombardic frieze to parapet.

Western courtyard is enclosed by a range of single storey shops with central fluted Doric screen flanked by pillars having fielded finials to angles. Coffee house/tavern: the Somers Town Coffee House on Chalton Street forms the southern part of the entrance to the northern courtyard. 1927-8, believed to be by Halsey Ricardo. Rendered and painted brickwork. Pantiled hipped roof with tall chimney-stacks, dormers and coved cornice to projecting eaves. Two storeys, attic and cellars. Five windows and four window left hand return. Public house frontage of central transom and mullion window with small panes flanked by similar windows with central part-glazed doors. First floor slightly recessed sashes with exposed boxing. INTERIOR: not inspected. HISTORICAL NOTE: despite policy to house as many Londoners as possible on outlying cottage estates, pressure of waiting lists and urgency of slum clearance forced Cecil Levita, Chairman of the LCC Housing Committee to review the situation. The Ossulston Estate is the most important inner-city estate of the inter-war period, representing the most considered attempt by the LCC to inject new thinking into inner-city housing estates. It was influenced in particular by Viennese housing models and was innovative in terms of layout and elevation. This complex forms a group with Chamberlain House, Phoenix Road (qv) and the southern block of Walker House, Phoenix Road including The Cock Tavern (qv). Listing NGR: TQ2988482762

Legacy:

The contents of this record have been generated from a legacy data system.

Legacy System number: 477682

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Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

## **2.0 The Proposals**

### **2.1 Internal Alterations**

Listed Building Consent is sought for the construction of a non-load bearing timber studwork wall and door opening, to create a new entrance into the apartment. The painted timber paneled existing door will be carefully removed and set aside for reinstallation.

The existing doors leading into Rooms 7, 8, 9 and 10 will be rehung to allow for better access into the existing rooms. There are no other proposed alterations to these rooms.



#### **Justification:**

The purpose of this wall is to encapsulate the existing bathroom into the apartment area, so that the bathroom can be accessed as part of the private accommodation without breaching the stairwell.

#### **Impact:**

The proposed non-load bearing stud partition will not have an adverse effect on the fabric of the building and would not detract from the visual character of the 2<sup>nd</sup> floor.

## **3.0 Access to the site**

There are no proposed changes to the access to the site. The existing access to the 2<sup>nd</sup> floor is via the entrance door at ground floor level which leads to the stairwell leading to the upper floors.

#### **4.0 Summary**

The proposal, as outlined in the drawings and as described above will serve to enhance the existing business operations at Somers Town Coffee House, without any part of the listed building being adversely affected.

The works would not harm the significance of the heritage asset or its use and setting.

March 2019.