
The Albert Pub

11 Princess Road, London, NW1 8JR

Design and Access Statement

Full Planning Application, March 2019

Job no: 1231

brooks
murray



Contents

Part 1 Design

1	Introduction	3
2	Site context	3
3	Planning context	4
4	Pre-application advice	4
5	Proposed scheme	4-6
6	Character/ Appearance/ Materials	7
7	Outdoor amenity	7
8	Privacy/ Overlooking	7

Part 2 Access

1	Public access	8
---	---------------	---

Appendix I

	Pre Application Response	9-14
--	--------------------------	------

Part 1 Design

1 Introduction

This Design & Access Statement (DAS) has been prepared to support a planning application for a new conservatory in the garden of The Albert pub to replace the existing 1980s conservatory. It should be read in conjunction with the drawings submitted with this application.

2 Site Context

The Albert Pub is located to the east of Primrose Hill, to the north of Regents Park. The pub garden to the rear is separated from Kingstown Street by an existing 2-3m high brick wall which is attached to the pub. The boundary to the rear of the garden is a low wall with metal fencing and shrubbery, behind which there is a footpath, connecting Kingstown Street and Calvert Street, and a 1970s housing block (Auden Place).



The Albert Pub It is not on the statutory list of historic buildings or locally listed but it is in the Primrose Hill Conservation Area (as designated 1971). The ground floor and basement operates as a pub and has an associated rear garden. The garden has been closed for the last three years.



showing where the existing conservatory and pub garden is located.



showing the existing wall and garage behind which the pub garden is located.



Auden Place (on the left) and the pub garden (middle behind trees). The slate and lead flashings of the existing conservatory roof can be seen.

Part 1 Design

3 Planning Context

Approval was granted (September 2014) to convert the ancillary accommodation above the ground floor pub into two self-contained flats and erect a new mansard roof to accommodate one additional self-contained flat. A separate application was made to construct a single new house facing Kingstown Street in the pub garden (submitted 05.11.14) but this was refused.

This application is to remove the existing 1986 conservatory and construct a new conservatory for the pub. 2013/7867/PRE

The Albert Pub (2014/2533/P)

Granted September 2014

‘Conversion of residential accommodation (ancillary to public house on 1st and 2nd floors to create 2 self-contained 2-bedroom flats (Class C3), and erection of a mansard roof extension to provide a self-contained 1 bedroom flat, plus associated alterations to ground floor rear entrance’

4 Pre-application advice

An application for pre-submission advice was submitted in February 2019 (2019/0640/PRE).

Sofie Fieldsend was the Planning Officer.

The proposal was for alterations to the existing public house including demolition of existing conservatory and erection of single storey rear extension to provide additional floorspace.

The comments were as follows:

- Extensions in gardens can result in a decrease in biodiversity and local storm water run off
- Given the small scale and traditional materials it is not considered to detract from the existing pub
- Additional screening to provide privacy to the neighbouring buildings was proposed, but it is recommended not to excessively screen the pub garden.
- It has been requested that arboricultural report is provided for any trees on the site and the neighbouring site

Following a meeting with the planning officer on 20th February 2019 we have incorporated these comments within this submission, namely by:

- Providing a sedum blanket living roof to the proposed extension, this will help attenuate rainwater and provide a positive impact on biodiversity and temper the view of the neighbours above the site and that of the adjoining neighbours.
- We obtained an arboricultural survey and report to submit alongside the requested drawings.

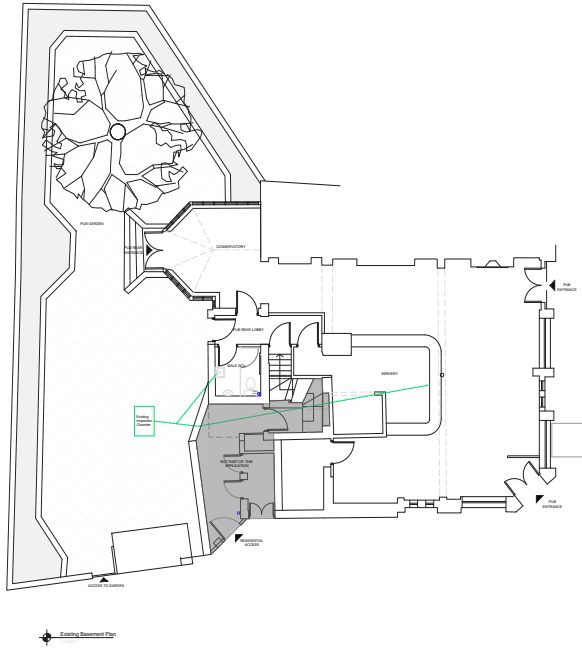
A copy of the Pre-App report is in appendix I.

5 Proposed Scheme

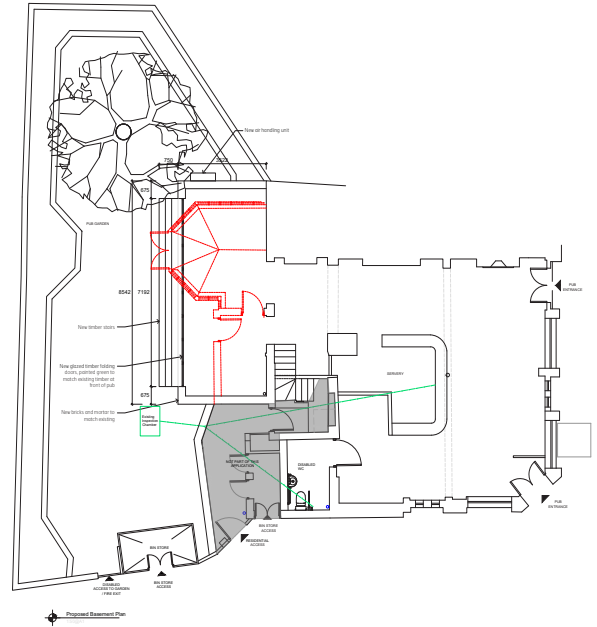
The proposal is to remove the existing 1986 conservatory and build a new conservatory connected to the ground floor pub. The proposal includes for internal refurbishments to the ground floor and basement levels as well as raising the roof of the existing ground floor rear male WCs.

The new conservatory is carefully positioned so it is against the separating wall between the pub garden. The conservatory has fully opening timber framed bi-fold doors overlooking the pub garden. The proposal allows for additional new floor area for the pub whilst providing a buffer between the pub garden. New banquette seating is also proposed for the perimeter of the pub garden with trellises and soft planting along the perimeter wall.

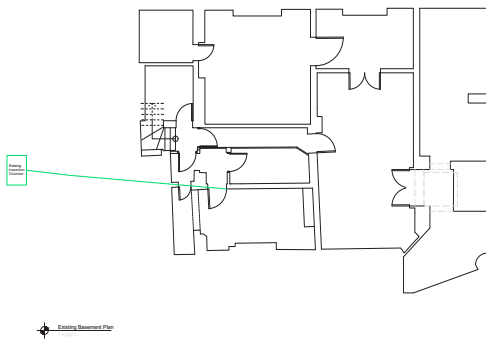
Part 1 Design



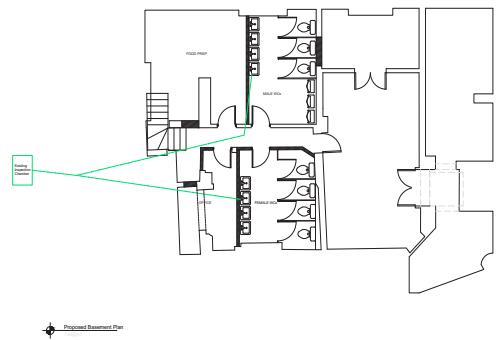
Existing Ground Floor Plan



Proposed Ground Floor Plan



Existing Basement Floor Plan



Proposed Basement Floor Plan

Part 1 Design



Existing Back Elevation



Proposed Back Elevation

Part 1 Design

6 Character/ Appearance/ Materials

The proposed conservatory facing the pub garden will have glazed timber framed bi-folding doors. The elevations facing Auden place will be a similar brick type in a similar bond (Flemish) with a similar mortar finish to the existing building. The conservatory will have a green roof with a large timber folding door to provide as much light into the new conservatory.

The proposal is a single storey addition to the pub which will not be visible from the east end of Kingstown Road as it will be obscured by the four storey Albert Pub. From the west side of Kingstown Street there will be a very limited view of the single storey brick gable end through the foliage and trees. By using a similar brick to the existing building and in a similar bond, this gable end will fit into the overall boundary elevation which matches the character of the area.

7 Outdoor Amenity

The proposed conservatory will have a limited impact on the existing garden. The proposed conservatory will look out onto the pub garden. The garden will be paved with new planters.

8 Privacy/ Overlooking

The pub garden to the rear is separated from Kingstown Street by an existing 2-3m high brick wall which is attached to the pub. The boundary to the rear of the garden is a low wall at 1.8m, with metal fencing and shrubbery. Behind which there is a footpath, connecting Kingstown Street and Calvert Street, and a 1970s housing block (Auden Place). The intention is to add trellising to the boundary wall to increase the height providing additional privacy to the residential block. Soft planting and shrubbery will also be grown along the back wall to help insulate the noise and increase privacy.

As the proposed extension is smaller in width than the existing conservatory there will be an increased buffer space between the facade and the closest perimeter wall therefore there will not be new privacy/overlooking issues.

Part 2 Access

1 Building Access

The new conservatory will be accessed through the pub in the same way as the existing conservatory. It is on the same level as the ground floor pub and therefore can be accessed by wheelchair users.

The conservatory also has an external area at a lower level to the conservatory but there is a gated exit that can provide level access from the side on Kingstown Street therefore wheelchair users can have access to outside space. The proposals also includes for a new wheelchair accessible WC on the ground floor, providing facilities of this kind for the first time.

Appendix I

Pre Application Response

1



Planning Solutions Team
Planning and Regeneration
Culture & Environment
Directorate
London Borough of Camden
2nd Floor
5 Pancras Square
London
N1C 4AG

Date: 01/03/2019
Our ref: 2019/0640/PRE
Contact: Sofie Fieldsend
Direct line: 020 7974 4607
Email: sofie.fieldsend@camden.gov.uk

Dear Ms Alexander

www.camden.gov.uk/planning

Re: The Albert, 11 Princess Road, NW1 8JR

Thank you for submitting a pre-planning application enquiry for the above property which was received on 31/01/2019 and a payment of £989.02 was received on the 06/02/19. A meeting was held at the Council's offices on the 20th of February 2019.

1. Proposal

Alterations to existing public house include:

- Demolition of existing conservatory and toilet block.
- Erection of single storey rear extension

2. Site description

The site is located on the east side of Princess Road. It comprises public house (currently vacant) – 'The Albert' – which is an attractive three storey corner pub, close to Primrose Hill which dates from the mid-19th century. The building shares common characteristics with the adjacent terrace to the north, with a strong stucco parapet and stucco surrounds to its timber sashes, but with a traditional timber and tiled ground floor frontage. To the rear is a large garden that encompasses both this site and part of the rear garden of the adjacent building at no.13 Princess Road.

The ground and basement floors are in Class A4 pub use whilst the upper floors have been converted to residential use. The site is located within the Primrose Hill Conservation Area, although the public house is not listed it is identified as making a positive contribution to the character of the conservation area.

The pub and is considered to be of a significant value to the community and as such the building was designated as an Asset of Community Value (ACV) on 17/11/2014. An ACV is a nominated asset under the Localism Act 2011. If a landowner wishes to sell a registered property they must notify the Council and community groups who are able to trigger a 6 month moratorium if they want to buy an ACV.

The Albert PH was nominated as an ACV because it is a traditional pub serving the local community and as such is distinct from other pubs in Primrose Hill. Social, sporting and cultural groups meet at the pub regularly and it is more generally a social hub for the area. The garden is a particularly valued feature of the pub.

On the 13th April 2015 the owners of the public house put the property on the market. In accordance with the Localism Act, this means an initial moratorium period ran for 6 weeks until 25 May. During this period, the owner could not sell the property (except in certain

Appendix

Pre Application Response

2

specific circumstances) and community interest groups could make a written request to the council to be treated as a potential bidder to purchase the property.

No bids were forthcoming and as such the ACV designation is now no longer applicable to the property, in accordance with the legislation.

In 2018 a submission was made to reinstate its AVC status, this is currently under consideration.

The applicant has stated that the pub has been vacant for several years and google street view indicates that it was last in use around 2014.

3. Relevant planning history

Pre-app

2013/7867/PRE - Alterations and conversion works to the existing public house into a 5 bedroom family dwelling along with erection of a new build 2 bedroom family dwelling to the rear of the public house. - Advice issued 14/2/2014

Applications

2014/2533/P - Conversion of residential accommodation (ancillary to public house) on 1st and 2nd floors to create 2 self-contained 2-bedroom flats (Class C3), and erection of a mansard roof extension to provide a self-contained 1 bedroom flat, plus associated alterations to ground floor rear entrance - Granted 11/09/2014

2014/6935/P - Erection of new 2-storey house, including basement & sunken garden, and new boundary wall (following demolition of garage building). Refused 7/7/2015

2014/7338/P - Erection of single storey rear extension to replace existing conservatory at pub - Refused 7/7/2015

8600186 - Demolition of a garage and erection of a conservatory for use as a licensed extension to the existing saloon bar. - 2/4/1986

4. Relevant policies and guidance

- National Planning Policy Framework (2019)
- London Plan (2016)
 - Policy 4.8
- Culture & the Night-Time Economy Supplementary Planning Guidance (SPG)
- Draft London Plan (2017)
 - Policy D12 Agent of Change
- Camden Local Plan (2017)
 - G1 Delivery and location of growth
 - A1 Managing the impact of development
 - A3 Biodiversity
 - CC2 Adapting to Climate Change
 - C4 Public Houses
 - D1 Design

Appendix

Pre Application Response

3

- D2 Heritage
- **Supplementary Guidance**
 - CPG 1 Design (July 2015 – updated March 2018)
 - CPG 6 Amenity (September 2011 – updated March 2018)
 - CPG Community uses, leisure facilities and pubs (March 2018)
 - CPG Amenity (March 2018)
 - CPG Town centres (March 2018)
- **Primrose Hill conservation area statement (2000)**

5. Assessment

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

- Background
- Design
- Amenity
- Trees

Background

Both 2014 applications for a new dwellinghouse within the pub's beer garden and for a new replacement extension were refused as their positioning were considered to harmfully compromise and undermine the contribution provided by the public house and its associated garden in supporting the needs of the local community contrary to Council policies.

In regards to the new dwelling the case officer raised a number of issues in their delegated report, the concerns can be summarised as follows:

- Loss of garden space, resulting in harm to the character of the public house and it's community function
- Loss of the pub's key selling feature (a large, spacious beer garden) and reduction of sunlight reaching the remaining space
- Reduced accessibility and visibility from the public realm
- Concentration of activity and noise from the pub towards neighbouring residential properties and their gardens

The issues raised regarding the refused extension are summarised as follows:

- Loss of garden space, resulting in harm to the character of the public house and it's community function
- Not subordinate or proportionate to the existing building and fails to preserve the characteristic large and open beer garden
- Design, siting and scale unacceptable

All the issues raised were considered to have a detrimental effect upon both the attractiveness of the pub garden and its ability to co-exist successfully with its residential surroundings which impacts negatively on the viability of the public house.

A major issue for pubs is the loss of part of their operating space such as beer gardens, function rooms, commercial kitchens and ancillary accommodation for managers, other staff members and/or guests. This can impact a pub's character and continuing ability to

Appendix

Pre Application Response

4

operate. The loss of one or more elements of a pub may undermine its appeal or lead to negative impacts on the amenity of the surrounding area or conflict between incompatible uses.

Policy

Since the previous applications were refused a number of new policies supporting pubs has come into effect and they offer more protection to community facilities.

Policy C4 seeks to protect public houses which are of community, heritage or townscape value. Applications involving the loss of pub floorspace, including facilities ancillary to the operation of the public house, will be resisted where this will adversely affect the operation of the public house.

The NPPF identifies pubs as a service which can enhance the sustainability of communities and residential environments. It states that local planning authorities should "guard against the unnecessary loss" of valued facilities and services, particularly where this would reduce a community's ability to meet its day-to-day needs. The NPPF also advises that planning decisions should promote opportunities for meetings between members of the community who might otherwise not come into contact with each other.

Policy D12 (Agent of change) of the draft London Plan (2017) places the responsibility for mitigating the impact of noise firmly on the new development. This means that where new developments are proposed close to existing noise-generating uses, applicants will need to design them in a more sensitive way to protect the new occupiers, such as new residents, businesses, schools and religious institutions, from noise impacts. This could include paying for soundproofing for the existing noise-generating uses, such as an existing music venue. The Agent of Change principle works both ways. If a new noise-generating use is proposed close to existing noise-sensitive uses, such as residential development or businesses, the onus is on the new use to ensure its building or activity is designed to protect existing users or residents from noise impacts. Boroughs should refuse development proposals that have not clearly demonstrated how noise impacts will be mitigated and managed.

Design and Heritage

The Council's design policies are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to consider the character, setting, context and the form and scale of neighbouring buildings; the quality of materials to be used; and the character and proportions of the existing building. Policy D2 additionally states that the Council will only permit development within conservation areas that preserves or enhances the character and appearance of the area.

CPG1 (Design) guidance states that front, side and rear gardens make an important contribution to the townscape of the Borough and contribute to the distinctive character and appearance of individual buildings and their surroundings. Gardens are particularly prone to development pressure in the Borough with their loss resulting in the erosion of local character and amenity, biodiversity and their function in reducing local storm water run off.

The Primrose Hill conservation area statement highlights that the loss of garden space and hard and soft landscaping areas are current issues and development pressures for the Conservation Area.

Appendix

Pre Application Response

5

A rear extension measuring 7m wide, 3m in depth and height of 3.2m with a flat roof is proposed following the demolition of the existing conservatory and toilet block. The scale, siting and design of the replacement extension is more modest than the previously refused proposal. It is considered that this replacement extension will retain a larger proportion of the existing pub than the previously refused application and will help improve the viability of the pub. The proposal would appear as a subordinate addition in relation to the host property. It is considered to comply with policy C4 of the Camden Local Plan 2017.

The extension will be brick to match the existing and the Council would request a sample panel of the brick to ensure it would not detract from the character and appearance of the host property. Existing and proposed side elevations should be provided when a planning application is submitted. It is advised that the proposed materials of the extension and its fenestration are annotated on the drawings.

The extension will be visible from Kingstown Street, however given its small scale and use of traditional materials and set back from the street it is not considered to detract from the character and appearance of the host property, streetscene or wider Primrose Hill Conservation Area.

During the meeting the applicant queried the possibility of raising the height of the rear boundary wall by erecting a timber planted screen to provide some soft screening of the extension. A screen of modest height and high quality design would be supported in principle. However, the beer garden is a key selling point of the pub and contributes to its viability so it is important not to excessively obscure views into the pub garden.

Amenity

Local Plan Policy A1 and Camden CPG1 Design seeks to ensure that the amenity of neighbours is protected including visual privacy, outlook, sunlight, daylight and overshadowing.

Given its siting and modest scale, the proposed replacement extension is not considered to give rise to amenity concerns in terms of loss of light, privacy, overlooking or additional noise to an extent that would warrant a reason for refusal.

6. Trees

No arboricultural report was submitted with the pre-app so it is not possible to fully assess the impact of the proposals on the tree within the pub garden on site and on the trees on the neighbouring site to the rear without an arboricultural report in line with BS5837:2012. It is not clear the degree to which the proposal will encroach in to the root protection areas of trees to be retained both on and off site. Trial pits may be required in order assess rooting ingress into the site.

7. Conclusion

The proposed works to the public house would be acceptable to increase the usable floorspace to the pub to improve its viability.

Appendix

Pre Application Response

6

An arboricultural report and existing and proposed side elevations of the extension should accompany any planning application. It is advised that a brick sample panel is provided during the lifetime of the application or it can be secured by condition.

B. Planning application information

If you wish to submit a planning application, please ensure that the following is provided:

- Completed form
- An Ordnance Survey based location plan at 1:1250 scale denoting the application site in red
- Floor plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Roof plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Elevation drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Section drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Design and Access statement
- The appropriate fee
- Please see [supporting information for planning applications](#) for more information.

We are legally required to consult on applications with individuals who may be affected by the proposals. We would notify neighbours putting up a notice on or near the site and advertise in a local newspaper. The Council must allow 21 days from the consultation start date for responses to be received. You are advised to contact your neighbours prior to submission, to discuss the proposals.

Non-major applications are typically determined under delegated powers, however, if more than 3 objections from neighbours or an objection from a local amenity group is received the application will be referred to the Members Briefing Panel should it be recommended for approval by officers. For more details click [here](#).

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

If you have any queries about the above letter or the attached document please do not hesitate to contact Sofie Fieldsend on 020 7974 4607.

Thank you for using Camden's pre-application advice service.

Yours sincerely,

Sofie Fieldsend

Planning Officer
Planning Solutions Team