

CM/DT/PDNF

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9<sup>th</sup> October 2019

Charles Thuairé  
 Senior Planner  
 Regeneration and Planning  
 London Borough of Camden  
 2nd floor  
 5 Pancras Square  
 London N1C 4AG

Dear Mr Thuairé

**JACK STRAWS CASTLE: CHANGE OF USE APPLICATION 2018/5808/P AND 2018/6064/L**

We write with regard to applications 2018/5808/P and 2018/6064/L and the London Borough of Camden's request on 16<sup>th</sup> August and 5<sup>th</sup> September for additional information.

This letter provides an overview of the information requested and that contained in this further submission. It also comprises a Heritage Statement requisite for the application.

[LPA Response](#)

The below table summarises the LPA requests made post-submission and response provided by the applicant.

Item	LPA 14th August Request	LPA 5th September Request	Applicant Response
1	Your plan is incorrect in showing all the historic internal features.	These relate to some features incorrectly shown or not at all on the plans, regarding screens, timber posts and ceiling beams. Indeed these are the only historic features left here on the ground floor which, together with the fireplaces, relocated bar counter and overall large floorplan, constitute the internal character and interest of this listed building.	Updated existing, demolition and proposed drawings 1807/01-2, 1807/02-4 and 1807/02-2, identifying the location of the following features: <ul style="list-style-type: none"> <li>• screens,</li> <li>• timber posts</li> <li>• ceiling beams</li> <li>• fireplaces,</li> <li>• relocated bar counter</li> </ul>
2	Cycle store is too small. As discussed this would be contrary to CPG Transport guidance. We do not support vertical or semi-vertical cycle storage facilities. The proposal could only be approved as a last resort if the application	We will need to ensure that it is possible to accommodate 6 spaces internally.	Update proposed drawings 1807/02-1 and 1807/02-2, identifying the location of 6 cycle spaces. Two are located at lower ground floor (ref: 1807/02-1), which may be accessed at grade from the adjacent car park. A further four are located at ground floor (ref: 1807/02-2).

	<p>was acceptable in all other regards and the applicant could demonstrate that sufficient space could not be made available for CPG Transport compliant facilities without impacting on viability. Please ask them to review the cycle facilities section of CPG Transport with a view of providing a better solution.</p>		<p>To be read in conjunction with photographs of existing covered area for proposed cycle storage.</p>
	<p>Principle of the change of use</p>	<p>We need to have more robust convincing evidence to support the loss of a commercial B1/D1 use. Any marketing should be normally for a 2 year period- see our CPG. We need evidence on what terms the site was marketed for (eg. rental levels), and what insurmountable problems were given by potential tenants to prevent them being interested any further. Why is the basement floor being omitted from this application? If this floor is considered acceptable for continued office accommodation, then why should the ground floor not be as well where it has the benefit of easier access and windows with daylight? If the argument is that both floors are too large for commercial uses, then these could be easily split into 2 separate units.</p>	<p>Marketing Report Statement prepared by Grovelands and dated 4<sup>th</sup> October 2019.</p> <p>The Report states the building has been actively marketed further to the submission of the application, from 2<sup>nd</sup> May 2018. The marketing has included "rent free periods and the possibility of some additional building work at landlords expense". Notwithstanding, the "current marketing strategy has failed to produce a tenant" and "the best way forward would be to market the basement area for either B1 or D2 use. By marketing the smaller area for a more competitive rent we are addressing both points raised and would make the property more attractive to any prospective tenant. The basement area has received approval for glass fronted doors increasing the flow of natural light into the area which has greatly added to the overall appeal of the property".</p> <p>The Report also confirms that "the only potential tenant we had agreed terms with was Heathside Preparatory School which has since gone into administration as of July this year". The architect for the commercial school has been contacted to remove their application, however, "they have been unable to do so until authorised by the administrator".</p>
<p>4</p>	<p>Loss of historic plan form causes 'less than substantial' harm to the listed building</p>	<p>N/A</p>	<p>The Heritage Statement contained within this letter.</p>

			This concludes that "as a whole, the change of use and associated works form part of the strategy to obtain a more viable use for the property that will ensure the listed building's continued survival. They align with the long-term conservation of the property."
5	Clarification that it is no longer viable to continue a commercial use, mindful that, since the Applicant submitted their marketing report, an application was made for use of the 2 floors as a commercial school.	N/A	As per Marketing Report at item 3.
6	Detailed layout queries	<p>Two queries:</p> <p>A) whether the lounge for Flat 2 will be adequately lit by daylight? It is only served by 2 doors to the courtyard which appear to be solid or at least only with glazed panels.</p> <p>B) Is the carpark plan correct in showing the carspaces and bin stores?</p>	<p>Response provided in two parts:</p> <p>A) Daylight and Sunlight Report prepared by Point2 and dated October 2019. The report and technical analysis in respect to the proposed ground floor Living/Kitchen/Dining Room at Flat 2, will enjoy BRE compliant levels of daylight and sunlight amenity once the proposed changes have been made.</p> <p>B) Updated drawing proposed bin store drawing ref: 1807/02-5, showing correct car park layout and location of bin stores.</p>

**Special Interest of Listed Building**

Jack Straw's Castle is a Grade II listed building constructed in 1962-4 to designs by the well-respected architect Raymond Erith. Built as a pub, it replaced an earlier pub and hotel on the same site damaged in WWII. Jack Straw's Castle was statutorily listed in 1974. It was converted to residential use in the early 2000s.

Jack Straw's Castle has considerable artistic and architectural significance as an important building by Raymond Erith. The main east façade is handsome and well balanced, with vernacular style detailing that echoes an early eighteenth-century coaching inn but executed with a scale and confidence that is typically mid twentieth century.

The upper part of the west façade, with its bands of windows and balcony, is also well considered and again echoes architectural themes drawn from earlier eras. The south façade is plain and was never intended to be seen in any detail.

The arrangement of windows on the northern façade follows in part the functional needs of the internal spaces, and as a result this elevation does not have the clarity of expression as the main one. It has also been altered and its design was never complete as intended. This is not surprising given it faces land always intended as a car park.

Jack Straw's Castle also has historic value, both as a former pub and as an important local landmark. The building is no longer a pub and parts are now in commercial use as a gym. Its landmark character has not been diminished by its conversion to residential use.

The interior of the building is much changed from its original construction as a result of piecemeal alterations and the conversion to residential use. The permission dated 25th July 2002 illustrated in the submitted Deign and Access Statement shows the substantial internal layout changes due to changes of use on the most of the floors.

There are some features that remain on the ground floor from the original interior, including screens, timber posts and ceiling beams. Together with the fireplaces and relocated bar counter these make a contribution to the special interest of the listed building.

In addition to the above, the building does also help to illustrate the post-war history of the area and its continued popularity as a destination for leisure visitors. It also has special interest through its relatively innovative timber frame, which was prefabricated and assembled on site in three months.

Notwithstanding, the artistic and architectural interest of the exterior remains the primary significance.

#### [Impact of Proposal to Special Interest](#)

The proposed development seeks the change of use of the ground floor from gym (Class D2) to 3 new residential flats (Class C3), with new external refuse stores in carpark and creation of new door into rear courtyard. It includes the change of use of lower ground floor from Class D2 to flexible Class D2/B1 use.

The submitted drawings demonstrate that the works do not seek to remove any historic fabric. The remaining historic features of the interior are to be retained in situ, including screens, timber posts, ceiling beams, fireplaces and the relocated former bar counter.

It is accepted that the plan form of the ground floor area will be sub-divided by the proposed development. The special interest arising from the form and layout of this space is very limited. Commentators, including the Twentieth Century Society, acknowledge that the plan of the public house even prior to residential conversion is very much utilitarian, and the building form is shaped by the various functions needed for a pub. It is thus easy to draw the distinction between the limited significance of it and, for example, the hierarchy of rooms and floors found in a Regency terrace.

Moreover, the previous change of use has severed the historic association as a public house. The visual manifestation of that former use is best illustrated by the historic features that are to be retained.

Notwithstanding, it is accepted that the decision maker may consider that the ground floor layout does contribute to the significance of the listed building. If so, the contribution would be very limited. The harm arising from its sub-division would also be very limited; paragraph 196 of the National Planning Policy Framework (2019) would be engaged, although the benefits necessary to outweigh the perceived harm would be proportionately low.

As a whole, the change of use and associated works form part of the strategy to obtain a more viable use for the property that will ensure the listed building's continued survival. They align with the long-term conservation of the property. Moreover, any perceived limited harm would, in our opinion, be outweighed by the provision of three residential units.

The proposals will not alter the exterior elevations of the former public house.

It is noted that the building is also located within Hampstead Conservation Area. The proposals will not give rise to a change in the character and appearance of the Hampstead Conservation Area. Section 72 (General duty as respects conservation areas in exercise of planning functions) of the 1990 Act is not engaged by this application.

#### [Submitted Information](#)

We confirm that the following information has been submitted to support this application:

- This covering letter (aka the 'Heritage Statement') dated 9<sup>th</sup> October 2019 prepared by Montagu Evans
- Existing ground floor plan drawing ref: 1807/01-2
- Demolition ground floor plan drawing ref: 1807/02-4
- Proposed ground floor plan drawing ref: 1807/02-2
- Proposed lower ground floor plan drawing ref: 1807/02-1 (resubmitted as original)
- Proposed bin store drawing ref: 1807/02-5
- Photographs of existing covered area for proposed cycle storage
- Marketing Report Statement prepared by Grovelands and dated 4<sup>th</sup> October 2019
- Daylight and Sunlight Report prepared by Point2 and dated October 2019

#### Administrative Matters

We trust that the above is acceptable and we look forward to confirmation of receipt. In the interim should you require any assistance in this matter please do not hesitate to contact either David Taylor (020 7312 7404) or James Huish (020 7312 7484) at this office.

Yours faithfully

*Montagu Evans*

MONTAGU EVANS LLP