

Application ref: 2020/0862/L
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Development Management
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hgh Consulting
45
Welbeck Street
LONDON
W1G 8DZ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

The Apple Tree
45 Mount Pleasant
2 & 4 Warner Street
London
WC1X 0AE

Proposal:

Demolition of existing rear outbuilding and erection of a courtyard garden room; erection of two storey toilet block; installation of plant enclosure; enlargement of the existing basement; and various internal and external repair and refurbishment works.

Drawing Nos: BHM-A-P-001 P01; BHM-A-P-010 P01; BHM-A-P-011 P01; BHM-A-P-012 P01; BHM-A-P-013 P01; BHM-A-P-030 P01; BHM-A-P-031 P01; BHM-A-P-032 P01; BHM-A-P-033 P01; BHM-A-P-034 P01; BHM-A-P-051 P01; BHM-A-P-052 P01; BHM-A-P-020 P01; BHM-A-P-021 P01; BHM-A-P-022 P01; BHM-A-P-023 P01; BHM-A-P-040 P01; BHM-A-P-041 P01; BHM-A-P-042 P01; BHM-A-P-043 P01 BHM-A-P-044 P01; BHM-A-P-061 P01; BHM-A-P-062 P01; Design and Access Statement (Rev PL01 06 February 2020); Planning Statement by HGH Consulting, dated February 2020; Heritage Statement Heritage Information Ltd, dated February 2020; Noise Impact Assessment (dated 6th February) ; Ground Investigation and Basement Impact Assessment Report (BIA) by GEA, reference J19092, Issue 4, dated 3 July 2020; Structural Engineering Planning Report by Price & Myers, ref. 27610, rev 1, dated July 2020.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: BHM-A-P-001 P01; BHM-A-P-010 P01; BHM-A-P-011 P01; BHM-A-P-012 P01; BHM-A-P-013 P01; BHM-A-P-030 P01; BHM-A-P-031 P01; BHM-A-P-032 P01; BHM-A-P-033 P01; BHM-A-P-034 P01; BHM-A-P-051 P01; BHM-A-P-052 P01; BHM-A-P-020 P01; BHM-A-P-021 P01; BHM-A-P-022 P01; BHM-A-P-023 P01; BHM-A-P-040 P01; BHM-A-P-041 P01; BHM-A-P-042 P01; BHM-A-P-043 P01 BHM-A-P-044 P01; BHM-A-P-061 P01; BHM-A-P-062 P01; Design and Access Statement (Rev PL01 06 February 2020); Planning Statement by HGH Consulting, dated February 2020; Heritage Statement Heritage Information Ltd, dated February 2020; Noise Impact Assessment (dated 6th February) ; Ground Investigation and Basement Impact Assessment Report (BIA) by GEA, reference J19092, Issue 4, dated 3 July 2020; Structural Engineering Planning Report by Price & Myers, ref. 27610, rev 1, dated July 2020.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good, including any repointing of brickwork, shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all windows (including jambs, head and cill); all new internal and external doors (including evidence of historical accuracy for reinstated corner entrance); and internal joinery including full details of the new staircase.

b) Details of faience restoration and cleaning including a method statement with evidence of a sample patch test;

c) Manufacturer's specification details of all facing materials of the garden room and toilet block.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting-

The proposal involves extensions and alterations to an existing public house (Class A4) that is Grade II listed.

The extensions to the building comprise a two storey extension (replacing an existing non-original single storey toilet block) in the courtyard providing toilets at ground and first floor levels. The additional massing would be concealed by high boundary walls and would not be discernible from the street. It would be clad in stained black timber allowing it to read as a distinct and contemporary addition to the historic building. A garden room extension would replace the existing non-original kitchen outbuilding. It would be of a very similar scale to the building it is to replace and have a clean contemporary appearance, continuing the black timber material of the toilet extension through and comprising glazed sliding doors opening onto a small central courtyard. The extensions are considered to be sensitive and high quality additions that would retain the external appearance of the listed pub as viewed from the street and would only be read in private views from the taller housing block to the rear.

The existing unsightly plant would be consolidated and housed in a plant enclosure above the garden room. The scale of the plant has been reduced as far as possible and is considered acceptable and a clear improvement on the existing situation.

The proposals seek to reinstate heritage features, for instance the original corner position of the entrance door and bar as well as providing historically accurate windows and restoring of faience tiles. Original plan form of the principal spaces at ground floor and first floor level would also be reintroduced, including the removal of a non-original staircase in the principal building. It is recognised, there are less favourable works in heritage terms, namely the creation of a non-original staircase between ground and first floor that would necessitate the removal of a chimney breast at first floor level and the insertion of a lift between basement and ground; however, these have to be taken in the context of all the works and officers are satisfied that any detracting works are outweighed by the multiple aforementioned heritage benefits. As such, officers consider that on balance that the designated heritage assets of the listed building is preserved. It is also noted these are important components to the successful operation and accessibility of the reconfigured PH.

The proposal would enlarge an existing basement to accommodate the kitchen

and cabaret lounge. Given the presence of the existing basement and the lower floor to ceiling heights, the enlarged basement would retain the spatial hierarchy of the building.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is positioned above the printed name and title.

Daniel Pope
Director of Economy, Regeneration and Investment