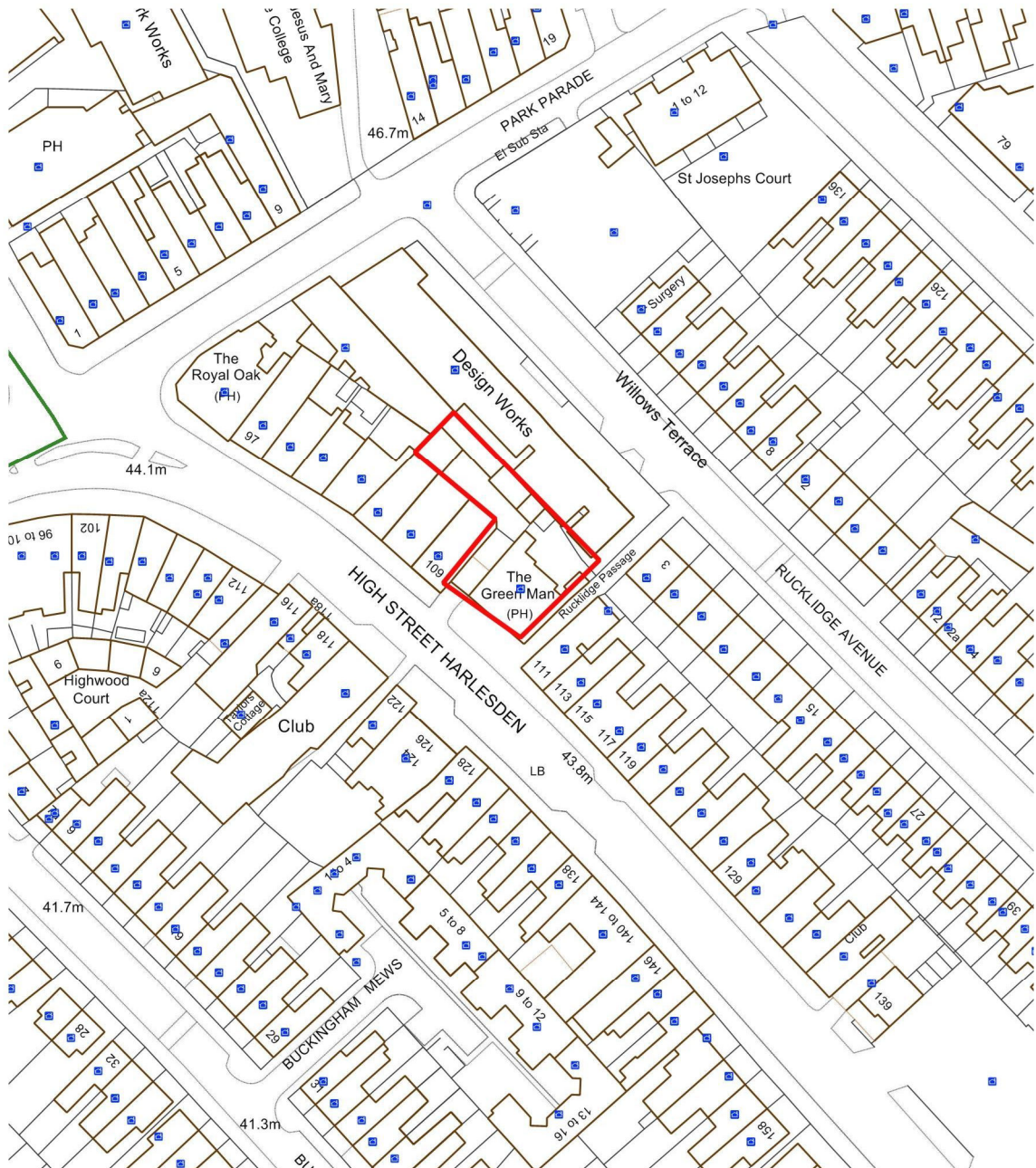




Planning Committee Map

Site address: Green Man, High Street, London, NW10 4TS

© Crown copyright and database rights 2011 Ordnance Survey
100025260



This map is indicative only.

RECEIVED: 7 April, 2011

WARD: Kensal Green

PLANNING AREA: Harlesden Consultative Forum

LOCATION: Green Man, High Street, London, NW10 4TS

PROPOSAL: Listed building consent for removal of unauthorised works to the ground and first/second floors, erection of glazed extension to the rear to replace existing unauthorised rear extension; creation of 5 flats at upper floors to replace existing unauthorised 10 bedsits; external stair replacement at the rear and refuse storage, reinstatement of the front and rear windows at 1st and 2nd floor level and replacement of side entrance doors on both side elevations and new gate to the front elevation, external lighting at residential entrance on Rucklidge Passage and provision of new CCTV camera at the junction of Rucklidge Passage and Rucklidge Avenue.

APPLICANT: Mr Akash Oraha

CONTACT: Heritage Architecture Ltd

PLAN NO'S:
See condition 2

RECOMMENDATION

Approval

EXISTING

The subject site is the Green Man Public House and is a Grade II Listed Building, listed in 1979. The Green Man and adjoining terrace were rebuilt on the site in 1906-1907 (architects Harrison and Ward) in Flemish style with wide flat arches at ground floor. The Green Man public house existed on the site in a different form as early as 1746.

The site, on High Street Harlesden, also falls within Harlesden Conservation Area.

The current arrangement of the building is a restaurant at ground floor, many of the original features internally, most notably the bar, have been removed. The upper floors have been subdivided into 10 small studio units accessed by a staircase to the rear accessed through a gate on Rucklidge Passage. Officers consider that the original/lawful use of the building would be a bar/restaurant at ground floor with associated residential premises above, including storage and function rooms.

PROPOSAL

See description above

HISTORY

11/0876 This is the associated Full Planning Application which is elsewhere on this agenda.

E/06/0282 Appeal Dismissed

Without planning permission, the erection of a part single-storey, part two-storey rear extension and the change of use of the first and second floors into 10 self-contained flats.

04/0480 Certificate of Lawfulness Refused

Certificate of lawfulness for existing use of first and second floors as 10 self-contained units

02/2240 Withdrawn

Construction of part single-storey rear extension , part first-floor and second-floor extension and conversion to 5 self-contained flats (4 x. 1 bed, 1 x. 2-bed) Listed building consent associated with planning application 02/278

02/0278 Withdrawn

Conversion of first and second floors to 5 self-contained flats including roof extension, part first-floor and part second-floor extension and single-storey rear extension to public house

POLICY CONSIDERATIONS

National Planning Policy Framework

The NPPF was published on 27th March and replaces Planning Policy Guidance and Planning Policy Statements with immediate effect. It is intended to make the planning system less complex and more accessible, to protect the environment and to promote sustainable growth. It includes a presumption in favour of sustainable development in both plan making and decision making and its publication.

Saved policies from the adopted UDP will have increasingly less weight unless they are in conformity with the NPPF and can be demonstrated to be still relevant. Core Strategy policies will also need to be in conformity with both the London Plan and the NPPF and have considerable weight.

Where PPG's, PPS's, LDF Core Strategy and UDP saved policies are referred to in the report below they have been considerations in the assessment of the application. However, the recommendation is considered to comply with the NPPF.

London Plan 2011 and Mayor's Community Infrastructure Levy (CIL)

This applies to relevant developments from 01/04/2012

UDP 2004

BE2 Townscape: Local Context & Character

BE9 Architectural Quality

BE25 Development in Conservation Areas

BE26 Alterations & Extensions to Buildings in Conservation Areas

SPG17: Design Guide for New Development

National Planning Policy Framework

CONSULTATION

Neighbours were consulted on 21st April 2011 and again on 20th January following negotiation with the applicant and architect leading to some amendments. Although this is a Listed Building application all the responses received are set down here and in the planning application report.

- The proposed flats should not be accessed from Rucklidge Passage as this is a Public Thoroughfare – Do not believe this door existed prior to unauthorised works and it is not safe or suitable.
- There is nowhere for the storage of waste from the restaurant or flats – The passage has

become a dumping ground making it unhealthy and unsightly.

- These issues affect the daily lives of residents who live close to this building.
- The entrance should be moved to the courtyard on the other side of the building where there is also space for rubbish storage.
- The number of flats on the proposed site is more than the site should accommodate.
- The flats have no amenity space on site – The garden space to the rear which has been built on with unauthorised works should be returned.

Neighbours were reconsulted on amendments to the proposed (discussed below) and many reiterated their comments. Following a meeting with a member of the Rucklidge Avenue Residents Association it was apparent that the alterations to the plans had not been fully noted (possibly due to the small scale of the plan viewable on the website). Subsequent to this meeting the following comments were received:

- What progress has been made about the original CCTV camera which disappeared?
- Seek confirmation that the refuse storage space is large enough for the flats and that the collection company will have access to and collect from this location.
- Seek confirmation that the commercial waste will be collected from the storage space shown.
- Remain opposed to the external metal staircase.

Cllr Hector has commented raising concern about the existing poor provision for refuse storage and the need for this to be improved.

Internal

Conservation & Design: Proposal is acceptable subject to requirement for specific details by condition

REMARKS

Policy Considerations

The National Planning Policy Framework states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Significant damage has been done to the building but the structure of the building and enough key features remain intact for it to be possible for a sensitive scheme to recover the character and quality of the listed building externally and internally.

Impact on Listed Building

The unauthorised alterations to the building (those which have taken place since its listing), are stated comprehensively on pages 13 and 14 of the 'Historical Background Report'.

The application submission includes a 'significance appraisal' which, on floor plans, identifies the parts of the structure of the building which are of High Significance, Some Significance or of No Significance/Detrimental.

Ground floor

At ground floor there is a significant loss of the historic fabric. The proposal intends to partly reinstate lost features and fittings including the removal of the suspended ceiling to reveal the original and remove the modern floor tiles and replace with appropriate timber. The reinstatement of panelling, skirting and cornicing as well as a bar (using original parts where preserved). The food hatch from the kitchen will be closed, a new fire escape door will replace the existing.

The unauthorised rear extension which has been erected across the whole of the yard behind the building is proposed to be removed and replaced with a lightweight glazed extension, of a contemporary but subtle appearance. Compared to the existing structure which detracts from the building the replacement will have a minor impact and result in an enhancement.

The existing (unauthorised) rear staircase to the upper floors will be replaced with a new staircase constructed of steel and clad in artificial stone with a new glazed canopy over the top landing. The Rucklidge Avenue Residents Association object to the external staircase to the rear as the access to the upper floors, prior to unauthorised works were originally internal. This has been considered in detail and discussed with the architect but alternative workable solution is not forthcoming. The separation of the uses at ground and upper floors makes it very difficult to identify a practical arrangement for an internal staircase, separate to the ground floor use which does not require further significant alterations to the original structure of the building - in Listed Building terms this needs to be avoided. The existing staircase is of poor quality but a much improved replacement is proposed, as described above. Specific detail of the design and materials of this will be conditioned to ensure it is of high quality and appropriate to the building. A new gate will replace the entrance door onto Rucklidge Passage.

Upper floors

The existing partitions inserted to create very small individual kitchenettes and bathrooms in each studio room are highlighted as of no significance or detrimental to the character of the building. The proposal rationalises the layout and proposes minimum partitioning to facilitate the creation of the 5 new units. Original features of cornices, skirting and dado railing will be revealed, repaired and re-instated as appropriate. Parquet flooring is proposed in kitchen areas and carpet or tiling elsewhere.

All doors will be replaced with timber panelled doors and upvc windows with timber casement windows with leaded glass panes to the front. To the rear windows will also be replaced with timber frames and the door to the flat roof will be replaced with a window.

Original joinery will be repaired and re-decorated with egg-shell oil paint, while slate roofs will be repaired with slates replaced where necessary and any plastic pipes and gutter will be replaced with cast iron ones.

The principle of all of this work is acceptable however to ensure the quality, conditions are recommended to secure the submission of further details. This includes large scale drawings of the proposed windows, detail of the material of the glazed extension, detail of the treatment of the remaining rear yard space - soft landscaping recommended. Information will also need to be approved for all materials which will be used to repair/replace the features of the building internally.

Conclusion

For the above reasons, the contemporary extension and other internal and external alterations to the fabric of the buildings are considered to be consistent with the policy presumption in favour of preserving or enhancing the special architectural or historic interest of the listed building and its setting. This complies with policies BE2, BE7, BE9 of the Unitary Development Plan and guidelines within the NPPF.

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

(1) The proposed development is in general accordance with policies contained in the:-

Brent Unitary Development Plan 2004

Relevant policies in the Adopted Unitary Development Plan are those in the following chapters:-

Built Environment: in terms of the protection and enhancement of the environment

National Planning Policy Framework

CONDITIONS/REASONS:

- (1) The works to which this consent relates must be begun not later than the expiration of three years beginning with the date of this consent.

Reason: To conform with the requirements 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 drawing(s) and/or document(s):

P-B-001 C REVISED
P-GF-002 C REVISED
P-FF-003 C REVISED
P-SF-004 E REVISED
P-RF-005
P-F ELEV-006
P-S ELEV-007
P-R ELEV-008 C REVISED
P-SEC-DD-009
P-EL/SC-CC-010 C REVISED

Design and access statement (March 2011)
Historical background report (February 2011)

Reason: For the avoidance of doubt and in the interests of proper planning.

- (3) All new works of making good to the retained fabric, whether internal or external, shall be finished to match the existing work with regard to the methods used and to colour, material, texture and profile unless otherwise agreed in writing by the LPA

Reason: In order to safeguard the special architectural or historic interest of the building.

- (4) The development as hereby permitted shall only commence when suitable precautions have been taken to secure and protect the interior elements against accidental loss or damage during building work, and no such elements may be disturbed or removed temporarily or permanently unless with prior written approval of the LPA.

Reason: In order to safeguard the special architectural or historic interest of the building.

- (5) Seven working days prior to the commencement of the works as hereby permitted written notification of the intended start date of works shall be sent to the Local Planning Authority.

Reason: In order that English Heritage and the Local Planning Authority may be given the opportunity to monitor the progress of works on site to ensure the preservation of the special interest of the building affected by the works hereby approved.

- (6) Any hidden historic features which are revealed during the course of the works shall be retained in situ, work suspended in the relevant area of the building and the LPA notified immediately.

Reason: To ensure that the historic characteristics of the building are not lost and to preserve and enhance the Grade II Listed Building.

- (7) The following method statements, including detailed plans and samples of work, for the following elements of the development shall be submitted to and agreed in writing by the Local Planning Authority prior to commencement of works on site, or in accordance with a schedule to be agreed in writing with the Local Planning Authority:-

- (a) The insertion of, or alteration to, any new or existing structural openings.
- (b) Repair and restoration of decorative ceilings, walls and other decorative elements.
- (c) Repair and/or restoration of external elevational treatments, including roofing and repointing of brickwork.
- (d) The alteration or installation of any new structural or service cabling.
- (e) Flooring

The development shall be carried out in compliance with the approved details.

Reason: To ensure a satisfactory development and in the interests of the historic environment and Grade II historic asset.

- (8) No Joinery construction work of any form should commence on site until all detail drawings (listed below) have been submitted and approved in writing by the Local Planning Authority. Once agreed the development must be implemented in strict accordance with the submitted and approved drawings. All drawings will be required to show the details of the element to be illustrated in plan, plan section, elevation and vertical section. The drawings should be supplied at a scale appropriate to the size of the element 1:20, 1:10, 1:5 and in some cases 1:1.

Detailed drawings will be required for internal repair and replacement to include:

- (a) Replacement repair and or new window detail drawings - including details of the sill, jamb, head, mullion transom and glazing bar mouldings. Drawings should illustrate the position of the window frame within the reveal.
- (b) A sample of the replacement windows will be required
- (c) Replacement external and internal replacement repair and or new door detail drawings - including details of the sill, jamb, head, rails, and muntin and glazing bar mouldings.
- (d) Internal panelling including mouldings to panel fields including vertical and horizontal framing skirting, plinth and capping mouldings.
- (e) Detail drawings to show all replacement, repair and or new door casing to include reveal head and architrave mouldings
- (f) Detail drawings for the replacement, repair or new plaster chair, dado and cornice. To include ceiling roses and other bracket castings.
- (g) Detail drawings of all independent replacement repair or new wooden skirting,

chair, dado and cornice mouldings.

(h) Detail drawings of the new bar to include sections through the bar illustrating sill, plinth and top rails, infill field, cornice and bar top.

(i) Details drawings for repair, replacement and or new stairs to include sections illustrating mouldings for the stringer, risers, treads, balusters and handrails.

Reason: To protect the character and historic integrity of the green man and to ensure an accurately detailed restoration of historic Arts and Craft detailing.

- (9) No general construction work of any form should commence on site until all detail drawings (listed below) have been submitted and approved in writing by the Local Planning Authority. Once agreed the development must be implemented in strict accordance with the submitted and approved materials and drawings.

Detailed drawings will be required for internal repair and replacement to include:

(a) New wall construction showing details of bonding and jointing at junctions of existing and new construction. All bricks are to match the originals exactly in size colour texture.

(b) Details of roof eaves including mouldings to soffit, bargeboard and verges, where appropriate showing junction between existing and new.

Reason: To protect the character and historic integrity of the green man and to ensure an accurately detailed restoration of historic Arts and Craft traditional construction.

- (10) No general construction work of any form should commence on site until a demonstration panel of brickwork has been approved in writing by the Local Planning Authority. The panel should be a minimum of 1.0m wide by 1.0m tall. The panel should show accurately the coursing and bonding and mortar mix and colour (Mortar should match existing exactly in colour texture and mix).

Reason: To protect the character and historic integrity of the green man and to ensure sympathetic repair replacement and new brick construction.

- (11) No general construction work of any form should commence on site until samples of all new internal Window and door fittings have been submitted and approved by the Local Planning Authority. Samples will be required of replacement and or new:

1. Door handles
2. Window latches and stays

Reason: To protect the character and historic integrity of the green man and to ensure sympathetic repair replacement of historic architectural features.

INFORMATIVES:

None Specified

Any person wishing to inspect the above papers should contact Liz Sullivan, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5377