CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date	Classification	
	5 May 2015	For General R	For General Release
Report of Director of Planning		Wards involved Maida Vale	
Subject of Report	The Carlton Tavern P.H., 33a Carlton Vale, London NW6 5EG		
Breach	Demolition of the building		
Agent	N/A		
On behalf of	N/A		
Report of Unauthorised Development Number:	15/58789/M	TP / PP No	TP/1 1621
Date of Application	N/A	Date amended/ completed	N/A
Category of Application	N/A		
Historic Building Grade	Unlisted		
Conservation Area	Adjacent to Maida Vale Conservation Area		
Development Plan Context - London Plan July 2011 - Westminster's City Plan:	Outside London Plan Central Activities Zone		
Strategic Polices 2013 - Unitary Development Plan (UDP) January 2007	Outside Central Activities Zone		
Stress Area	Outside Stress Area		
Current Licensing Position	Not relevant		

1. RECOMMENDATION

For Committee's consideration:

Does the Committee agree that, subject to prior receipt of (a) below, it is expedient that an Enforcement Notice be issued by the Head of Legal and Democratic Services requiring that, within 18 months of the Notice taking effect, the Carlton Tavern Public House be rebuilt so as to recreate in facsimile the building as it stood immediately prior to its demolition on 8th April 2015. That authority for the issue of the Enforcement Notice also include authority to withdraw any such notice and to issue further notices if it becomes necessary to do this in order to remedy the breach of planning control referred to in this report.

(a) Confirmation from the Secretary of State for Culture, Media and Sport that, had a formal recommendation to list the building at The Carlton Tavern, 33A Carlton Vale NW6 as it stood immediately prior to its demolition on 8th April 2015 as a building of special architectural or historic interest been received from Historic England (formerly English Heritage), the building would have been added to the List of Buildings of Special Architectural or Historic Interest.



PLANNING APPLICATIONS COMMITTEE

ITEM NO



CARLTON TAVERN, 33A CARLTON VALE, NW6



2. SUMMARY

- 2.1 This report arises from the demolition of 'The Carlton Tavern' Public House, which occurred without notice on Wednesday 8th April 2015 in breach of planning control. Before demolishing the public house, an application for prior approval for the method of demolition and a formal request as to whether the building had been 'nominated' as an Asset of Community Value should have been submitted to the City Council, as required by Part 31 Class A of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (as amended). Demolition should not have proceeded for 56 days following the date of the formal request, during which time consideration could be given to nomination of the public house as an Asset of Community Value (ACV).
- 2.2 Because the demolition was in breach of planning control, the City Council is able to issue an Enforcement Notice requiring the rebuilding of The Carlton Tavern. However, before serving an Enforcement Notice the City Council must be satisfied that it is expedient to do so, having regard to the provisions of the development plan and to any other material considerations and be satisfied that lesser steps would not mitigate the harm caused by the unauthorised development.
- 2.3 Factors to be taken into account in deciding whether it is expedient to issue an enforcement notice in this case include:
 - whether the building was of sufficient quality to warrant listing as a building of special architectural or historic importance; and
 - whether or to what extent a facsimile reproduction of 'The Carlton Tavern' as it stood immediately prior to its unauthorised demolition would retain the character and interest of the original building.
- 2.4 On 13th January 2015 the City Council had refused an application for planning permission to demolish 'The Carlton Tavern' and to redevelop the site with a building comprising a public house (Class A4) at ground floor and basement level with 10 flats above. Permission was not refused on the grounds of loss of the existing building but, subsequent to this decision, a request by a local Councillor to list the Public House was submitted to English Heritage.
- 2.5 At the time the demolition took place an initial assessment by Historic England (formerly English Heritage) was complete and a recommendation to the Secretary of State for Culture, Media and Sport as to whether or not the building should be added to the statutory list was imminent. The factual information that Historic England have produced about the public house has better revealed its heritage significance. This understanding of the building's heritage significance was not available when the recently refused application was determined.
- 2.6 Historic England have also been asked for their observations on whether and to what extent rebuilding the Carlton Tavern in facsimile would retain the character and interest of the original building. Any observations received will be reported to the Committee.

3. BACKGROUND INFORMATION

3.1 The Site

This report relates to the site which was, until recently, occupied by The Carlton Tavern; a public house of basement, ground, first and second floor levels located on

the southern side of Carlton Vale, adjacent to the entrance to Paddington Recreation Ground which wraps around the rear of the site. The site is not located within a conservation area however the Maida Vale Conservation Area is located immediately to the south and east of the site including Paddington Recreation Ground.

3.2 History of the demolished building

The Carlton Tavern was designed and built in 1920-1 by Frank J. Potter for the brewery Charrington & Co, at a cost of £11,610. It replaced an earlier pub of the same name, dating (it is understood) from the 1860s, which was destroyed by a German Zeppelin bomb on 19th May 1918.

When built (1920-21) The Carlton Tavern stood prominently on Carlton Vale at the corner of a lane leading to Paddington Recreation Ground, which was laid out in 1888-89, and by the Second World War included a variety of sports facilities and a children's playground. Users of the Recreation Ground probably provided a substantial portion of the pub's custom. Much of the surrounding C19th housing was destroyed during the Second World War and has been subsequently redeveloped.

The inter-war years saw a growing concern with the 'improvement' of pub facilities in order to raise the reputation of the institution, which by the end of the period was demonstrated by restrained buildings featuring spacious and comfortable interiors, provision of recreation beyond drinking, the encouragement of family-centred leisure, and the service of meals and non-alcoholic drinks.

3.3 Description of the demolished building

Architectural Details

The Carlton Tavern was designed as a Public House, 1920-1 by Frank J Potter for Charrington & Co in the Vernacular Revival manner.

Building Materials

The building was constructed in red/brown brick laid in English bond, the ground floor faced in unglazed stone-coloured terracotta and brown (oxblood) glazed tiles. Name panels were of tile and terracotta and the roof was finished in clay tiles (plain-tiles).

Plan form

The building was 'V'-shaped on plan, comprising a two-and-a-half storey, three-bay range beneath a gambrel (dual-pitch) roof on the Carlton Vale frontage, and a single-storey pitched roof range (which served as the luncheon and tea room) facing the former right of way to Paddington Recreation Ground. The main range was arranged with the saloon to the left, with its entrance on the gable wall, and the public bar in the centre. Latterly, it extended into the right hand bay, which was originally partitioned-off as the 'off-sales'.

Exterior

The main range was in two-and-a-half storeys with a cellar. The north-facing road frontage was in three bays with a prominent stack between the saloon to the left and public bar. The facade was, otherwise, near-symmetrical, with a central gable to the attic floor.

The ground floor was clad in unglazed terracotta, pilaster panels defining each bay and the angles. It had glazed, tiled panels with terracotta fillets in the plinth, and a glazed tiled fascia which advertised in cream lettering 'Charrington's Sparkling Ales and Famous Stout'. Doors and windows had slender moulded oak frames. The entrance, in the central bay, had a pair of part-glazed doors.

At the time of demolition the entrance to the off-sales in the right hand bay had been replaced by a window, and the tiled plinth below carefully matched the arrangement elsewhere. The over-lights had rectangular leaded panes but below these, the windows were of large, fixed panes.

The first floor had three small-paned timber cross-casements beneath cambered arches, and terracotta signage panels: 'Charrington & Co' and 'Cartton Tavern'. The attic floor had a three-light casement in the gable, flanked by three-light raking dormers set into the slope of the roof.

This treatment continued across the east frontage which faced the route to Paddington Recreation Ground. The centrally-placed entrance to the saloon was recessed within a single-storey, canted bay, creating seating bays either side of it inside. The canted bay, including the mullion and transom windows were in terracotta above a glazed tiled plinth. The entrance lobby was, also, lined in oxblood tiles and had a black and white- tiled threshold.

Ground floor windows on this elevation had square leaded panes. Above the entrance the glazed tiled fascia had the name 'Carlton Tavern' and to left and right 'Stout' and 'Ales'. Above was a pair of first floor cross-casement windows and the gable had a single three-light casement beneath a slightly recessed round arched panel inset with decorative herringbone brickwork. A terracotta signage panel on the gable wall was inscribed 'Charrington & Co'.

To the rear, the single-storey luncheon and tea room was of brick with the original terracotta signage 'Carlton Luncheon and Tea Room' beneath a parapet. The original entrance in the northern bay had a part-glazed panelled door within glazed margin lights and the original brass door furniture. Other doorways had been inserted in the side and end walls.

Interior

The interior was formed of three distinct rooms: the public bar, saloon and former luncheon and tea room. There was a distinction between the plainly fitted out 'public bar' and more elaborate 'saloon', although the two were connected by an inserted doorway. Both rooms had deep cross-beams, and in the saloon these and the ceiling and cornice were richly plastered with running foliate, floral and lozenge motifs. Both rooms had oak bar- counters, with fielded panelling, hinged flaps and tiered bar-backs, and were linked by a doorway with a matching moulded architrave. Oak joinery in the saloon also included door and window architraves, a bolection (i.e. stepped) moulded fire-surround and dado rail. Oak doors had fielded panels below leaded, glazed upper panels and had sweeping brass handles. The saloon fireplace had a small grate and tiled slips.

The bays flanking the saloon entrance were fitted with bench seating. The 'luncheon and tea room' comprised a single space beneath an open truss roof, with prominent arched braces and a decorative plasterwork canted ceiling. It had a small bar with a curved counter, and a tiered bar-back beneath a deep cornice. The

room was lined with a panelled dado. To the rear were kitchens and on the first floor was private accommodation.

3.4 Relevant Recent Planning History

An application for planning permission to demolish the existing building and to redevelop the site to provide a building comprising of basement, ground and four upper floors to provide a public house (Class A4) at ground floor and basement level and 10 residential units from basement to fourth floor levels; associated landscaping works and cycle parking was reported to the Planning Committee on 13 January 2015 with an officer recommendation for approval.

Members of the Planning Committee considered that the application was unacceptable in design terms and that permission should be refused due to the bulk, height and detailed design of the new building, which would be detrimental to views from the adjacent Maida Vale Conservation Area, namely the Paddington Recreation Ground, and also from Carlton Vale, where the site is viewed in the context of the gateway entrance to the park (i.e. the Recreation Ground). The application was not refused on the grounds of the loss of the existing building.

4. LEGISLATIVE AND POLICY CONTEXT

4.1 National Policy and Legislation

The Localism Act 2011 and the Assets of Community Value (England) Regulations 2012

These two pieces of legislation established that where a building/land had been nominated by the local community and was subsequently designated as an Asset of Community Value (ACV) by the local authority, the land/building could not be disposed of by the owner without the identified community interest group first being offered a right to bid for the land/building.

Ministerial Statement 26 January 2015

Ministers stated their intention on 26th January 2015 to strengthen the protection of pubs identified as Assets of Community Value (ACV), by bringing forward "at the earliest opportunity" amendments to the Second Schedule to the General Permitted Development Order so that in England the listing of a pub as an asset of community value would trigger a removal of the permitted development rights, under Part 3 for change of use, and under Part 31 for demolition, of those pubs that have been designated as ACVs.

Parliamentary Under Secretary of State for Communities and Local Government Kris Hopkins told the House of Commons on 26 January 2015: "We plan to bring forward secondary legislation at the earliest opportunity so that in England the listing of a pub as an asset of community value will trigger a temporary removal of the national permitted development rights for the change of use or demolition of those pubs that communities have identified as providing the most community benefit."

He added: "This will mean that in future where a pub is listed as an asset of community value, a planning application will be required for the change of use or demolition of a pub." This then provides an opportunity for local people to comment, and enables the local planning authority to determine the application in accordance with its local plan, any neighbourhood plan, and national policy. The local planning

authority may take the listing into account as a material consideration when determining planning applications.

Amendments to the Town and Country Planning (General Permitted Development)
Order 1995 (as amended)

Further to the above Ministerial Statement, changes were made to the Town and Country Planning (General Permitted Development) Order 1995 (as amended) on 11th March 2015 by virtue of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 with regard to buildings which are used for a purpose falling within Class A4 (drinking establishments) of the Schedule to the Use Classes Order. These changes these took effect on 6th April 2015 i.e. two days before The Carlton Tavern was demolished.

The changes were specifically made to protect public houses from changes of use or from demolition when they were either designated 'Assets of Community Value' (ACV) or potentially capable of being designated as ACVs. Such change of use or demolition would otherwise be "permitted development", subject to conditions contained in the 'old' 1995 Order with regard to the requirement for the developer to seek the prior approval of the City Council with regard to the method of demolition and any site restoration.

The Carlton Tavern had not been designated or nominated for designation as an ACV but was nevertheless a public house that was capable of being so designated and was therefore protected under this new legislation. Thus, the amended 1995 Order - which was in force at the time of demolition - required that the developer before commencing demolition of the public house apply for 'prior approval' of the method of demolition and any site restoration and also to send a formal request to the Council as to whether the building had been nominated as an ACV.

Demolition should not have proceeded for 56 days following the date of the formal request, during which time consideration could be given to nomination of the public house as an ACV. If such nomination occurred and was accepted during the 56 day period the demolition could not proceed as 'permitted development' for a period of 5 years (or until the building ceased to be listed) and prior planning permission would be required. Any formal application for permission would then be considered on its merits, taking into account the relevant development plan policies and the ACV designation as well as other material planning considerations.

Since there was no application for prior approval, planning permission was required for the works of demolition and since no application for planning permission was made the demolition was in breach of planning control and therefore susceptible to enforcement action.

4.2 National Planning Policy Framework (NPPF)

Central Government's National Planning Policy Framework (NPPF) came into effect on 27 March 2012. It sets out the Government's planning policies and how they are expected to be applied. The NPPF and the associated Planning Practice Guidance have replaced almost all of the Government's existing published planning policy statements/guidance as well as the circulars on planning obligations and strategic planning in London.

Westminster's City Plan: Strategic Policies was adopted by Full Council on 13 November 2013 and is fully compliant with the NPPF. For the UDP, due weight

should be given to relevant policies according to their degree of consistency with the NPPF (the closer the policies in the plan to the NPPF, the greater the weight that may be given).

With respect to the NPPF and in light of the report prepared by Historic England it is considered that the Carlton Tavern would have been regarded as a non-designated heritage asset. The definition of a heritage asset within the NPPF is a building 'identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.

One of the 12 core planning principles set out in the NPPF is that planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

Paragraph 135 of the NPPF requires the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application and that a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

If, as seems likely, Historic England had recommended that the Carlton Tavern be added to the list (i.e. become a listed building) and had this recommendation been accepted by the Secretary of State, then as a listed building it would have become a designated heritage asset. In these circumstances the NPPF advises that great weight should be given to the asset's conservation and notes that substantial harm to or loss of a grade II listed building should be exceptional and for higher grades of listing should be wholly exceptional.

4.3 The Adopted Development Plan

The adopted development plan comprises the London Plan 2011 (as amended), Westminster's City Plan: Strategic Policies adopted November 2013 and the saved policies of our Unitary Development Plan (UDP) adopted January 2007.

Policy 7.8 of the London Plan states that development should identify, value, conserve, restore re-use and incorporate heritage assets, where appropriate.

Policy S25 of our City Plan states that, recognising Westminster's wider historic environment, its extensive heritage assets will be conserved. Policy DES10 (B) of our UDP states that development involving the total demolition of a listed building (or any building listed by virtue of being within its curtilage) will only be permitted where certain very restricted criteria are met.

Had Historic England recommended that the Carlton Tavern be added to the list (i.e. become a listed building) and had this recommendation been accepted by the Secretary of State, then as a listed building it would have become a designated heritage asset. In these circumstances there would have been a very strong presumption against the demolition of the building, in line with our adopted development plan policies.

5. THE UNAUTHORISED DEVELOPMENT

5.1 Description of unauthorised development

Before commencing demolition of The Carlton Tavern Public House on 8th April 2015 the provisions of the Town and Country Planning (General Permitted Development) (England) Order 1995 (as amended) required an application for prior approval of the method of demolition and any site restoration to be sent to the City Council as local planning authority, and also required a formal request to be submitted to the Council as to whether the building had been nominated as an 'Asset of Community Value'.

Demolition should not have proceeded for 56 days following the date of the formal request, so as to afford consideration to be given to the 'nomination' of the public house as an Asset of Community Value. Since there was no application for prior approval, planning permission was required for the works of demolition and since no application for planning permission was made the works of demolition were in breach of planning control. The breach of planning control has occurred only within the last four years and is not immune from enforcement action.

5.2 Evidence of when the breach occurred

At approximately 13.00 on Wednesday 8th April 2015 reports via the City Council's call centre and a call from a local Councillor who was at the site at the time advised that demolition works were underway on site. By the time the City Council's Planning Enforcement Inspector had attended the site (at about 14.00 on the same date) the public house had been substantially demolished with only a side wall and small part of the front elevation still standing, but plainly in a dangerous condition. It was clear that the building had been demolished with extreme haste without the usual precautions of hoardings, road closures etc., and there was evidence that fixtures and fittings that had not been removed prior to the commencement of the demolition works.

The demolition was captured on 'smart' 'phone by passers-by and in photographs, both submitted to the City Council and subsequently taken by the City Council's Planning Enforcement Inspector and others. The demolition was subsequently reported in the local and national media.

6. DETAILED CONSIDERATIONS

6.1 Whether the building was of sufficient quality to warrant listing as a building of special architectural or historic importance

At the time it was demolished the building was not listed. However, on Monday 30th March 2015 an officer at Historic England (formerly English Heritage) advised the City Council by e-mail that their initial assessment was complete and that they were about to make their recommendation to the Secretary of State for Culture, Media and Sport regarding the addition of the pub to the statutory list (i.e. the List of Buildings of Special Architectural or Historic Interest). They stated that the case was being treated as urgent and accordingly requested any comments within 48 hours.

In light of this position a Planning Enforcement Inspector attended on site discreetly on Thursday 2nd April to check the condition of the public house, which remained open and trading with no evidence to suggest works were contemplated.

It is recognised that the building at The Carlton Tavern was not a listed building. Notwithstanding this, as outlined above, the building could have been considered as a non-designated heritage asset and there was at the time of demolition a reasonable prospect that the building was to be listed imminently. Had the developer provided the advance notice of demolition that was required, as outlined earlier in this

report, due process with regard to the proposed recommendation for listing of the building could have been followed.

The recommendation for enforcement action requiring the rebuilding of 'The Carlton Tavern' in facsimile is made having regard to the information available as to the architectural and historic significance of the building as it stood prior to demolition, which formed the basis of the proposed recommendation from Historic England to the Secretary of State for Culture, Media and Sport. Whilst no offence in respect of the listed building regime of control has as a matter of law occurred, an asset that was a listable heritage asset has been demolished in breach of planning control. In these circumstances, it is not considered that other 'lesser steps' are possible to address the harm other than to require complete rebuilding.

It is therefore recommended that enforcement action is taken requiring the building to be rebuilt, subject to confirmation from the Secretary of State for Culture, Media and Sport that, had a formal recommendation to list the building as it stood prior to its demolition on 8th April 2015 as a building of special architectural or historic importance been received from Historic England, the building would have been added to the National Heritage List for England.

6.2 Whether or to what extent a facsimile reproduction of 'The Carlton Tavern' as it stood immediately prior to its unauthorised demolition would retain the character and interest of the original building

This is a matter on which the observations of Historic England have been requested. Any such observations received will be reported to the Committee.

While the vast majority of the building has been demolished, the rubble on site is likely to contain fragments that are sufficiently intact to recreate details such as internal joinery and plasterwork, and the external facing materials are still produced although these are likely to be expensive and time-consuming to procure. It is also anticipated that photographs taken by Historic England during their assessment of the building will become available, plans of the building were submitted as part of the recent planning application and there is the possibility of obtaining the old plans for the building from various archive sources.

Facsimile recreation is not unprecedented. Park Crescent comprises grade I listed buildings designed by John Nash in the early 1800's rebuilt to the original design in the 1960's following wartime bomb damage; No.76 Dean Street is a grade II-star listed building being rebuilt in facsimile following a disastrous fire; and the Art Decomirrored interior of the grade II listed No.48 Upper Grosvenor Street is being recreated in facsimile following its unlawful destruction.

While the historic fabric of The Carlton Tavern has been substantially destroyed, its historic interest as an early example of a pub planned for the encouragement of family-centred leisure can be recreated as well as its architectural interest which results from its detailed design and appearance. Its recreation in facsimile would be a meaningful and worthwhile exercise given that the building was of sufficiently special interest to warrant listing and that externally it made a positive contribution to the street and surrounding area.

7. OTHER

7.1 Requirement for prior approval of method of demolition and any site restoration

Under the Town and Country Planning (General Permitted Development) Order 1995 (as amended), the developer was required to apply for 'prior approval' of the method of demolition and site restoration. The developer did not follow the required procedure. Due to the nature of the demolition works undertaken, the City Council's District Surveyor and the Health and Safety Executive have been notified to allow them to consider action under their respective codes of legislation, which are not material planning considerations.

Notwithstanding the breach in procedure, it would not be reasonable to require the building to be rebuilt for this reason alone.

7.2 Requirement for request as to whether the building had been listed or nominated as an Asset of Community Value

Under the Town and Country Planning (General Permitted Development) Order 1995 (as amended), the developer was required to make a formal request to the City Council as to whether the building had been listed or nominated as an Asset of Community Value. The developer did not follow the required procedure.

It is acknowledged that, at the time of demolition, The Carlton Tavern had not been either designated or nominated for designation as an Asset of Community Value. However, as of 6th April (i.e. two days prior to the demolition) changes to the General Permitted Development Order came into force which aimed to protect buildings in use as public houses from either change of use or demolition.

Had the developer provided the advance notice of their intention to demolish the building, as required under the new legislation, the City Council would have been in a position to entertain any requests for nomination of the land as an ACV from the local community. Due to the lack of notification, this due process could not be followed and the intent of the legislation thwarted.

It is clear from the extent of local concern about the unauthorised demolition of the building that the local community consider the public house to be important. An online petition has been set up and numerous emails and phone calls have been received by officers. The demolition has been widely reported in the local and national media.

Notwithstanding this, no formal request for listing as an ACV had been received by the City Council and it would not be reasonable to require the building to be rebuilt for this reason alone. The expediency of enforcement action must be assessed on the planning merits, and especially in light of the comments of Historic England.

8. CONCLUSION

The unauthorised demolition of the building has resulted in the loss of a building of architectural and historic significance and interest. As such Members are asked to consider if enforcement action requiring the rebuilding of the former Carlton Tavern in facsimile, in conformity with the detailed architectural descriptions as to building materials, plan form, exterior and interior to be attached to the Notice, and in conformity with the photographs to be attached for the purposes of illustration, is expedient. This recommendation is subject to confirmation from the Secretary of State for Culture, Media and Sport that, had a formal recommendation to list the building as it stood immediately prior to its demolition on 8th April 2015 as a building of special architectural or historic interest been received from Historic England, the

building would have been added to the List of Buildings of Special Architectural or Historic Interest.

BACKGROUND PAPERS

- 1. Photographs of the building prior to demolition and following demolition.
- 2. Letter and Consultation Report from English Heritage (now Historic England) dated 30 March 2015.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT AMANDA COULSON ON 020 7641 2875 OR BY E-MAIL – acoulson@westminster.gov.uk













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30 March 2015

Dear Mr Burke,

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

Carlton Tavern, 33A Carlton Vale, City of Westminster

I am writing to let you know that English Heritage has received an application to add the above building to the List of Buildings of Special Architectural or Historic Interest ('The List').

We have completed our initial assessment of the above building to consider whether it has special architectural or historic interest and I attach a copy of our consultation report, which sets out the factual information upon which we will base our recommendation to the Secretary of State for Culture, Media and Sport.

We are treating this case as urgent and therefore ask if you could respond within 48 hours, by the end of business on 31 March 2015.

I attach a copy of our consultation report, which sets out the factual information upon which we will base our recommendation to the Secretary of State for Culture, Media and Sport. If you have any further information (any information within HERs would be of particular interest to us), or observations on the consultation report which you believe might be relevant to our assessment we would be pleased to hear from you. If you do not intend to send us any comments we would be grateful if you could let us know so that we can proceed with the case. We will consider all representations made before finalising our assessment and making our recommendation. We will notify you of the Secretary of State's decision in due course.

If you have any questions please do not hesitate to contact me, quoting our reference 1426340. Further guidance on how to respond to this consultation and the type of



information we are interested in can be found on our website at www.english-heritage.org.uk. We look forward to hearing from you.

Yours sincerely

Patience Trevor

Senior Designation Adviser - South

Designation Team South English Heritage 1 Waterhouse Square 138-142 Holborn London EC1N 2ST

Tatimen Troops

Data Protection Act 1998

Your personal details, along with the other information you have provided and information obtained from other sources, will be retained by English Heritage for administrative purposes and, where applicable, for future consideration. English Heritage will not release personal details to a third party if the disclosure would contravene the Data Protection principles.

Freedom of Information

English Heritage is subject to the Freedom of Information Act 2000 and the Environmental Information Regulations 2004 which provide a general right of access to information we hold. We may provide the information you have supplied in response to a request made under this legislation, subject to any exemptions which apply. English Heritage will consult with external parties as necessary prior to releasing information.

English Heritage (Designation)

Consultation Report

30 March 2015

Case Name:

INTER-WAR PUBS: Carlton Tavern, Maida Vale

Case Number: 1426340

Background

We have been asked to assess the Carlton Tavern for listing. It has been short-listed for

assessment within the English Heritage inter-war pub project.

Asset(s) under Assessment

Facts about the asset(s) can be found in the Annex(es) to this report.

1 Carlton Tavern Listing

Visits

None: Data from other sources.

Annex 1

The factual details are being assessed as the basis for a proposed addition to The National Heritage List for England.

Factual Details

Name: Carlton Tavern

Location

Carlton Tavern, 33A Carlton Vale, London, NW6 5EU

Greater London City of Westminster London Borough Non Civil Parish Authority

History

The Carlton Tavern was designed and built in 1920-1 by Frank J Potter for the brewery Charrington & Co, at a cost of £11,610. It replaced an earlier pub of the same name, dating from the 1860s, which was destroyed by a German Zeppelin bomb in May 1918.

When built, it stood at the corner of a lane leading to Paddington Recreation Ground which was laid out in 1888-89 and by the Second World War included a variety of sports facilities and a children's playground. Its users probably provided a substantial portion of the pub's custom. Much of the surrounding C19 housing was destroyed during the Second World War and has been subsequently redeveloped.

Pub building after World War I began slowly in Britain and nationally, fewer than 25 pubs a year were built in the period between 1918 and 1921. The brewery responsible for the Carlton Tavern, Charrington & Co, established itself as one of the leading pub building firms over the course of the inter-war period.

The inter-war years saw a growing concern with the 'improvement' of pub facilities in order to raise the reputation of the institution, which by the end of the period was demonstrated by restrained buildings featuring spacious and comfortable interiors, provision of recreation beyond drinking, the encouragement of family-centred leisure, and the service of meals and non-alcoholic drinks.

The architect of the Carlton Tavern, Francis (Frank) J. Potter (1871-1948) trained at the Architectural Association, and was responsible for the design of many houses in Hampstead Garden Suburb. A Fellow of the RIBA, he was in general practice, and undertook work for Charrington & Co amongst others.

Details

Public house, 1920-1 by Frank J Potter for Charrington & Co in Vernacular Revival manner.

MATERIALS: red/brown brick laid in English bond, the ground floor faced in unglazed stone-coloured terracotta and brown (oxblood) glazed tiles; tile and terracotta name panels; plaintile roofs.

PLAN: V shaped on plan, comprising a two-and-a-half storey, three-bay range beneath a gambrel roof on the road frontage and a single-storey pitched roof range, which served as the luncheon and tea room, facing the former right of way to Paddington Recreation Ground. The main range is arranged with the saloon to the left, with its entrance on the gable wall, and the public bar in the centre. It now extends into the right hand bay, which was originally partitioned off as the off-sales.

EXTERIOR: the main range is in two-and-a-half storeys with a cellar. The north-facing road frontage is in three bays with a prominent stack between the saloon to the left and public bar. The facade is otherwise near symmetrical, with a central gable to the attic floor. The ground floor is clad in unglazed terracotta, pilaster panels defining each bay and the angles. It has glazed tiled panels with terracotta fillets in the plinth, and a glazed tiled fascia which advertises in cream lettering 'Charrington's Sparkling Ales and Famous Stout'. Doors and windows have slender moulded oak frames, the entrance, in the central bay, has a pair of part-glazed doors. The entrance to the off-sales in the right hand bay has been replaced by a window and the tiled plinth below carefully matches the arrangement elsewhere. The overtights have rectangular leaded panes but below these, the windows are of large, fixed panes. The first floor has three small-paned timber cross-casements beneath cambered arches, and terracotta signage panels: 'Charrington & Co' and 'Carlton Tavem'. The attic floor has a three-light casement in the gable, flanked by three-light raking dormers set into the slope of the roof.

This treatment continues across the east frontage which faced the route to Paddington Recreation Ground. The centrally-placed entrance to the saloon is recessed within a single-storey canted bay, creating seating bays either side of it inside. The canted bay, including the mullion and transome windows are in terracotta above a glazed tiled plinth. The entrance lobby is also lined in oxblood tiles and has a black and white tiled threshold. Ground floor windows on this elevation have square leaded panes. Above the entrance the glazed tiled fascia has the name 'Carlton Tavern' and to left and right 'Stout 'and 'Ales'.

Above is a pair of first floor cross-casement windows and the gable has a single three-light casement beneath a slightly recessed round arched panel inset with decorative herringbone brickwork. A terracotta signage panel on the gable wall is inscribed 'Charrington & Co'.

A flagpole on the east frontage appears in the 1924 photographs but now has modern fixings.

To the rear the single-storey luncheon and tea room is of brick with the original terracotta signage 'Carlton Luncheon and Tea Room beneath a parapet. The original entrance in the northern bay has a part-glazed panelled door within glazed margin lights and the original brass door furniture. Other doorways have been inserted in the side and end walls.

INTERIOR

The interior is formed of three distinct rooms: the public bar, saloon and former luncheon and tea room. There is a distinction between the plainly fitted out public bar and more elaborate saloon atthough the two are now connected by an inserted doorway. Both rooms have deep cross beams, and in the saloon these and the ceiling and cornice are richly plastered with running foliate, floral and lozenge motifs. Both rooms have oak bar counters with fielded panelling and hinged flaps and tiered bar backs, and are linked by a doorway with a matching moulded architrave. Oak joinery in the saloon also includes door and window architraves, a bolection moulded fire surround and dado rail. Oak doors have fielded panels below leaded, glazed upper panels and have sweeping brass handles. The saloon fireplace has a small grate and tiled slips. The bays flanking the saloon entrance are fitted with bench seating.

The luncheon and tea room is a single space beneath an open truss roof with prominent arched braces and a decorative plasterwork canted ceiling. It has a small bar with a curved counter similar to the bars and a tiered bar back beneath a deep cornice. The room is lined with a panelled dado.

To the rear are kitchens and on the first floor private accommodation.

Selected Sources

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National Grid Reference: TQ2554283002



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