

The Northcote Public House Young & Co.'s Brewery PLC

Clapham Junction, Wandsworth



Planning Permission Secured for a Contemporary Mansard Roof Extension at Young's The Northcote

Heritage Potential and Communications Potential secured full planning permission for a mansard roof extension at The Northcote in Clapham Junction. The new floorspace will include a rooftop terrace, designed for all seasons. The pub's historic corner entrance will also be reinstated as part of the works, alongside a rear second-floor extension to create secondary access and the installation of plant internally.

The team successfully justified the external alterations in the context of several heritage assets, including the Clapham Junction Conservation Area, the Grade II* St Mark's Church, as well as the pub itself, which is locally listed. A number of planning constraints had to be addressed, particularly relating to impacts on residential amenity.

Local requirements were clarified through a multi-stage pre-application process, including early engagement with Ward Councillors and two rounds of pre-application with the council's planning and conservation officers. The design team also pursued an iterative design evolution, to arrive at a subtle, contemporary addition that would minimise and mitigate potential impacts from key views.

The conclusions of our technical justifications, including planning and heritage statements, were agreed with key consultants and received full support from Wandsworth's Conservation and Heritage Advisory Committee.

Communications Potential effectively demonstrated the benefits and strengths of the proposal to Councillors and other stakeholders, providing the necessary communications support to achieve full Planning Permission.