

# **Heritage Statement**

Relocation of former Cattle Drinking Trough  
outside 100 and 100a Chalk Farm Road,  
Camden

May 2025

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# 1. Introduction

- 1.1 This Heritage Statement is prepared on behalf of Regal and relates to the former Cattle Drinking Trough located on the highway edge of the pavement outside of the frontage to the site of 100/100a Chalk Farm Road. Consent is sought to relocate the trough further to the back edge of the pavement, away from the highway and bus lane.
- 1.2 The Cattle Trough is included on the statutory list of buildings of special architectural or historic interest at grade II and is located within the Regents Canal Conservation Area and the immediate setting of the grade II\* listed Roundhouse.
- 1.3 The heritage significance of the trough and its setting is assessed together with an assessment of the impact of proposals for its relocation. The level of detail is proportionate to the asset's importance and sufficient to understand the impact of the proposals on that significance<sup>1</sup>.
- 1.4 The Cattle Trough is included on Historic England's Heritage at Risk Register (HAR) due to its deteriorated condition and location immediately adjacent to the highway where it is at risk of damage from vehicles:

*Late C19 granite cattle trough. Placed by the Metropolitan Cattle Trough and Drinking Fountain Association in memory of the Christian Socialist Charles Kingsley. Some repairs have been carried out but investigation into the stability of the trough on the plinth is required. It is vulnerable given its location adjacent to the bus lane and bus stop. Discussions are ongoing for a scheme to redevelop 100 Chalk Farm Road which may involve relocating and restoring the trough.*<sup>2</sup>

- 1.5 The principle of proposals to relocate the Cattle Trough a short distance away from the highway to the back edge of the pavement were discussed with and positively received by officers during pre-application discussions for the redevelopment of the site of 100 and 100a Chalk Farm Road. Planning Permission has now been granted for that development in November 2024 (ref: 2024/0479/P) and works have started on site. A programme for works of protection and relocation and repair of the Cattle Trough, including submission of an application for listed building consent was made conditional to that permission (Condition 11).

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<sup>1</sup> Meeting the requirements of paragraph 207 of the NPPF 2024

<sup>2</sup> Heritage at Risk Register entry, Historic England 2024



**Figure 1. The Cattle Trough, adjacent to Chalk Farm Road**

- 1.6 Consent is now therefore sought to realise those proposals and for the Cattle Trough to be repaired and relocated to the new position as part of the wider public realm and landscaping works in association with development of the adjacent site.
- 1.7 The application is supported by drawings illustrating existing and proposed locations (Anna French Associates) together with a Method Statement for the cleaning repair and relocation of the Cattle Trough (PAYE Stonework and Restoration Ltd).

## 2. Description and Significance

### Description

- 2.1 The list entry description for the Cattle Trough from the time of its inclusion on the statutory list in 1998 is as follows<sup>3</sup>:

*GV II*

*Single cattle trough, opposite debouchment of Belmont Street and 20 metres south-east of the Roundhouse (qv). Late C19. Granite. Placed by the Metropolitan Cattle Trough and Drinking Fountain Association in memory of the Christian Socialist Charles Kingsley. Initials of donors largely obscured. Large and bold inscription along long flank identifying it as the work of the Metropolitan Cattle Trough and Drinking Fountain Association. Forms a pair with the adjoining drinking fountain (qv) and a group with the Roundhouse (qv).*

- 2.2 The Cattle Trough is made of granite comprising a long trough or basin supported on blocks (or legs) at either end with projecting 'feet' adjacent to the road. It has not functioned as a working Cattle Trough for many years and more latterly has been used as a planter.

### Significance

- 2.3 The significance<sup>4</sup> in terms of architectural and historic interest of the listed structure derives primarily from its former historic use expressed through its functional, aesthetic form. The Cattle Trough is of historic interest as being illustrative of the work of Metropolitan Cattle Trough and Drinking Fountain Association<sup>5</sup>.

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<sup>3</sup> National Heritage List for England, Historic England

<sup>4</sup> NPPF 2024, Annex 2 Glossary

<sup>5</sup> A full history of the Metropolitan Drinking Fountain and Cattle Trough Association is provided at [en.wikipedia.org/wiki/Metropolitan\\_Drinking\\_Fountain\\_and\\_Cattle\\_Trough\\_Association](https://en.wikipedia.org/wiki/Metropolitan_Drinking_Fountain_and_Cattle_Trough_Association) and in *Troughs and Drinking Fountains*, Philip Davies, Chatto Curiosities, 1989

# METROPOLITAN Drinking Fountain & Cattle Trough ASSOCIATION.

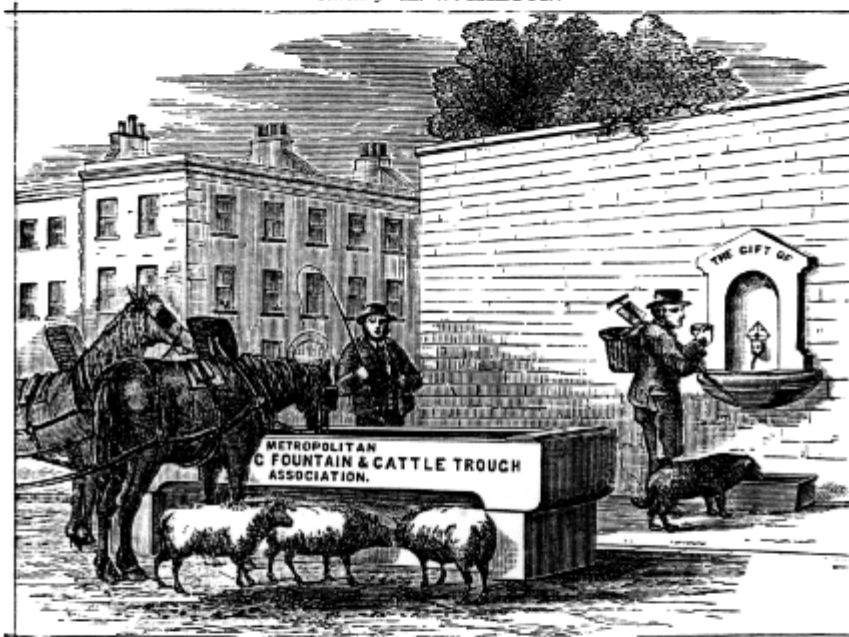
*Supported entirely by Voluntary Contributions.*

Offices: **VICTORIA HOUSE, 111, VICTORIA ST., WESTMINSTER, S.W.**

*President—His Grace the DUKE OF WESTMINSTER, K.G., &c., &c.*

*Chairman of Committee and Treasurer—JOSEPH FLY, Esq.*

*Secretary—M. W. MILTON.*



**This is the ONLY AGENCY for providing  
FREE SUPPLIES OF WATER FOR MAN AND BEAST  
in the STREETS of LONDON,**

and the relief it affords, both to human beings and dumb animals, is incalculable.

The total number of Troughs and Fountains now erected, and at work in the Metropolis, is as follows:—**597 Troughs** for Animals, and **575 Fountains** for Human Beings, at which multitudes of Men, Women, and Children, Horses, Oxen, Sheep, and Dogs quench their thirst daily, amounting in the aggregate to probably not less than the enormous total of **250,000,000** drinkers in a year.

All the Fountains and Troughs require constant care and supervision, and are regularly inspected, cleaned, kept in repair, and well supplied with water by the agents of the Society. Half-an-hour spent at one of them during the heat of the summer would do more to secure sympathy and support for the Association than any words which the Committee can use.

Contributions are earnestly solicited to enable the Committee to sustain and extend this simple scheme for the amelioration of animal suffering and the promotion of habits of temperance amongst our itinerant and working population. Contributions may be paid to the Bankers, Messrs. RANSOM, BOUVIER & Co., Messrs. BARCLAY, BEVAN & Co., or at the Office, to M. W. MILTON, Secretary.

## FORM OF BEQUEST.

"I give and bequeath the sum of \_\_\_\_\_ to be paid (free of Legacy Duty), out of such parts of my personal estate as can be lawfully applied for that purpose, unto the Treasurer for the time being of a Society called or known by the name of THE METROPOLITAN DRINKING FOUNTAIN AND CATTLE TROUGH ASSOCIATION, to be at the disposal of the Committee for the time being of the said Society."

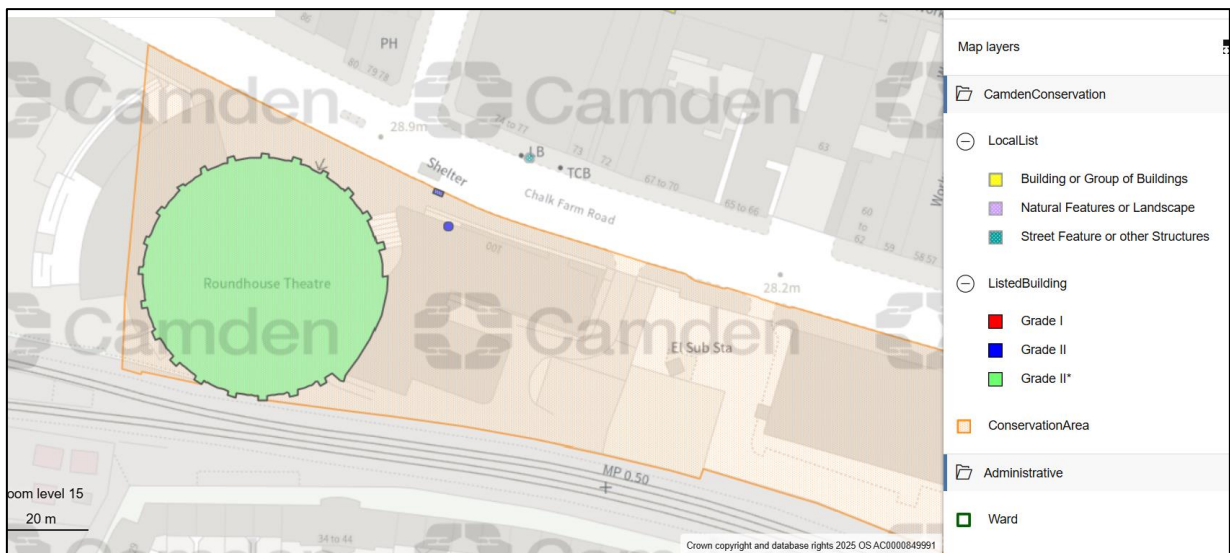
Figure 2. Advertisement from Burke's Peerage, 1879

- 2.4 It is included on Historic England's Heritage at Risk Register highlighting the need for maintenance and repair and the risk of collision damage given its location directly adjacent to the highway and a busy bus lane.
- 2.5 The Cattle Trough appears to be in its original location directly adjacent to Chalk Farm Road opposite the junction with Belmont Street and to the immediate northeast of the Roundhouse. Early use of the sidings adjacent to the Roundhouse was for cattle



transport and this may have been a factor in locating the trough in this location together with meeting the general objectives of the Metropolitan Cattle Trough and Drinking Fountain Association.

- 2.6 Over time it appears that the pavement has been built up around the Cattle Trough so that it is now partly 'sunken' and directly exposed on the highway side to the road. There is significant risk of damage from vehicles, particularly buses and road cleaning equipment and from highway gritting in winter.
- 2.7 In terms of setting<sup>6</sup> the Cattle Trough has noted group value with the grade II\* Roundhouse and the grade II Drinking Fountain set into the wall to the west of the Roundhouse. Each element contributes to the significance of the other and together evidence the C19th development of this part of Chalk Farm Road in association with Camden Goods Station and Yard to the south.



**Figure 3. Plan illustrating heritage assets (LB Camden)** – noting that the blue dot indicating the listed Drinking Fountain is incorrect and should be further to the left (west) of the Roundhouse. The Cattle Trough (blue rectangle), Roundhouse (green) and extent of the conservation area (orange) are correctly shown.

- 2.8 The Cattle Trough is also located within the wider Regents Canal Conservation Area a narrow finger of which extends along Chalk Farm Road to include the Roundhouse. The Cattle Trough is a historic feature which makes a positive contribution to the significance, in terms of character and appearance, of the conservation area.

## Summary

- 2.9 The Cattle Trough is of architectural and historic interest and contributes positively as an element of setting to the significance of the listed Roundhouse and the listed Drinking Fountain set into its western wall. Each element contributes to the

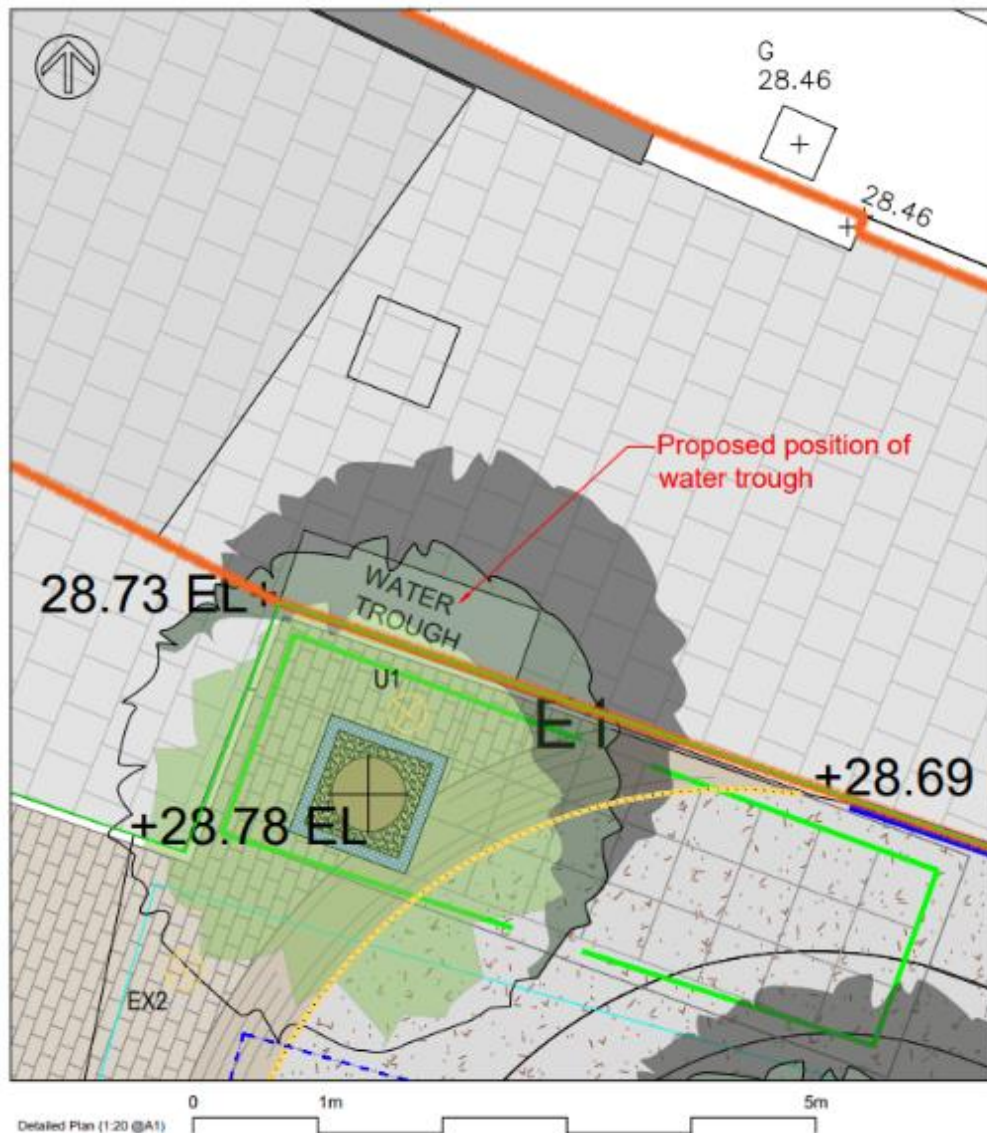
<sup>6</sup> NPPF 2024, Annex 2 Glossary

significance of each other, with overall shared group value. The Cattle Trough also contributes positively to the significance of the Regents Canal Conservation Area.

- 2.10 However, its condition has deteriorated, and it is at significant risk of damage due to its location immediately adjacent to the busy highway of Chalk Farm Road. There is opportunity to repair and relocate the Cattle Trough to ensure its longer term conservation within the context of environmental and public realm improvements associated with the redevelopment of 100 and 100a Chalk Farm Road.







**Figure 5. Proposed location of the Cattle Trough (Anna French Associates)**

3.3 The proposed new location for the Cattle Trough, in context of implementation of the redevelopment of the site of 100 and 100a Chalk Farm Road, has significant heritage and public benefits:

- The trough will be located away from the highway to remove the risk of damage from vehicle collision – supporting its removal from the Heritage at Risk register;
- The trough will be cleaned, repaired and restored to enhance its intrinsic heritage significance and sit fully at pavement level so its form is fully legible – supporting its removal from the Heritage at Risk Register;
- The trough will continue to be a feature within an enhanced public realm and its heritage significance will be legible to all users of this part of Chalk Farm Road;

- The new location is a very short distance from its original position so that its historic relationship to the highway, the Roundhouse and the Drinking Fountain is maintained, ensuring its contribution to their significance is preserved and also enhanced through greater legibility;
- The new location is within the Regents Canal Conservation Area, albeit in a safer position with an enhanced quality of surrounding public realm, so that it will continue to make a positive contribution to the overall significance of the conservation area.

3.4 These important benefits play directly into the assessment of heritage impact in the next section.



**Figure 6. Illustration of relocated Cattle Trough in context of implemented landscaping proposals for the development of 100 and 100a Chalk Farm Road (Anna French Associated).**

## 4. Impact Assessment

### Assessment Context

- 4.1 Assessment of the impact on the proposals on heritage significance is undertaken in the following legislative and policy contexts:

#### **The Planning (Listed Buildings and Conservation Areas) Act 1990**

- 4.2 The Planning (Listed Buildings and Conservation Areas) Act 1990 provides that listed building consent is required for;

*“(s.7) ... any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest ...”*

In determining such applications the following duty is placed upon the decision maker:

- 4.3 *“s.16(2) In considering whether to grant listed building consent for any works the local planning authority, or as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

- 4.4 With regard to proposals within conservation areas, it is set out that:

*“s.72(1) In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

- 4.5 Case law has confirmed that Parliament’s intention in enacting the heritage provisions of the 1990 Act was that decision-makers should give “considerable importance and weight” to the desirability of preserving the setting of listed buildings, where “preserve” means to “to do no harm”. This duty must be borne in mind when considering any harm that may accrue and the balancing of such harm against public benefits as required by national planning policy. Case law has confirmed that this weight can also be applied to the statutory tests in respect of conservation areas. The Secretary of State has confirmed that ‘considerable importance and weight’ is not synonymous with ‘overriding importance and weight’. Importantly, the meaning of preservation in this context, as informed by case law, is taken to be the avoidance of harm.

#### **National Planning Policy Framework 2024**

- 4.6 The updated National Planning Policy Framework (NPPF) was introduced 20th December 2024 as the full statement of Government planning policies covering all aspects of the planning process. Chapter 16 of the NPPF outlines the Government’s guidance regarding conserving and enhancing the historic environment.
- 4.7 The glossary of the Framework (Annex 2) defines conservation as the process of maintaining and managing change to a heritage asset in a way that sustains and, where



appropriate, enhances its significance. Paragraph 207 requires the significance of the heritage assets, which may be affected by the proposals to be described as part of any submission. The level of detail should be proportionate to the importance of the assets and sufficient to understand the potential impact of the proposals on their significance.

- 4.8 Paragraph 208 requires local planning authorities to also identify and assess the particular significance of heritage assets that may be affected by proposals. They should take this assessment into account when considering the impact of proposals in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
- 4.9 Paragraph 210 states that local planning authorities should take account of the desirability of sustaining and enhancing the significance of all heritage assets and putting them into viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.
- 4.10 Paragraph 212 further requires that local planning authorities should give great weight to the asset's conservation when considering the impact on a proposed development on the significance of a designated heritage asset. The more important the heritage asset, the greater the weight should be.
- 4.11 Paragraph 212 states that proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance), should be treated favourably. It outlines that local planning authorities should also look for opportunities for new development within conservations areas and the setting of heritage assets to enhance or better reveal their significance.
- 4.12 Paragraph 220 notes that not all elements of e.g. a conservation area will necessarily relate to its significance (whilst loss of a positively contributing element should be treated as either substantial or less than substantial harm, taking account of relative significance and contribution as a whole)

#### **The Development Plan**

- 4.13 The Development Plan comprises the London Plan 2021 and the Camden Local Plan 2017 and various neighbourhood plans. These documents provide local policy with regard to proposals affecting heritage assets.
- 4.14 The new London Plan adopted in March 2021 provides Policy HC1 Heritage in respect of conservation and growth. This requires (among other things) that:

*C. Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings, should also be actively managed. Development proposals should seek to avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.*

And,

*E. Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.'*

- 4.15 The Camden Local Plan sets out the Council's planning policies and replaces the Core Strategy and Development Policies planning documents (adopted in 2010). Policy D2 (Heritage) states (among other things):

*"The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.*

### **Impact Assessment**

- 4.16 In context of the proportionate assessments of heritage significance and setting provided above, the positive nature of the application proposals and prevailing heritage legislation and policy, the following is concluded:
- The proposals will act to preserve the special architectural and historic interest of the Cattle Trough and ensure its careful repair and relocation to a new, improved and safe setting - meeting the objective of s.16 of the Act;
  - The proposals will preserve the setting of the Roundhouse and the Drinking Fountain by maintaining the shared group value and contribution to their setting – meeting the objective of s.16 of the Act;
  - The proposals will enhance the character and appearance of the Regents Canal Conservation Area through the repair and relocation of an element that makes a positive contribution to an improved setting – meeting the objective of s.72 of the Act.
  - The proposals do not cause harm to the significance of the Cattle Trough as designated heritage asset, or to its setting, and do not therefore trigger respective policies regarding the balancing of harm against benefits in national planning policy. Instead, an overall significance heritage benefit is achieved.
  - The proposals meet the policy requirements of the London Plan and Camden Local Plan in preserving and enhancing the special interest of the Cattle Trough and take the opportunity to implement a strategy for removing it from the Heritage at Risk register – meeting the objectives of policies HC1 and D2 respectively.