

THE ASSEMBLY HOUSE PUBLIC HOUSE

292-294 KENTISH TOWN ROAD

LONDON NW5 2TG

HERITAGE STATEMENT



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1 INTRODUCTION

1.1 Aim of this Report

The purpose of this Heritage Statement is to provide heritage based evidence in support of the works proposed for the Assembly House Public House. The building is listed Grade II and is in the Kentish Town Conservation Area.

On the first, second and third floors, the proposed works include the removal of contemporary partitions, kitchen and bathroom fixtures, and insertion of partitions to create seven ensuite guest rooms (sui generis) and ancillary pub accommodation. As required by the recently issued NPPF-National Planning Policy Framework (March 2012), this report sets out:

- A brief assessment of the significance of the heritage asset(s) that might be affected by the proposed works;
- A summary of the impact of the proposed works upon the significance of the heritage asset(s) and onto their setting;
- How the proposed works comply with relevant policies in the NPPF and how the works are in accordance with local policies.

This report should be read in conjunction with the drawings and Design and Access Statement submitted by ADS Design.

1.2 Summary

- The Assembly House Public House was designed by Thorpe and Furniss and constructed in 1898.
- The building is listed Grade II.
- The building is within the Kentish Town Conservation Area.
- The London Borough of Camden's Conservation Area Appraisal states that the Assembly House is a prominent landmark within the Conservation Area and is also included within a key view looking south down Kentish Town Road.
- The main elements of the proposal include:
 - Retention of public house (Class A4) at ground floor level together with the change of use of the upper floors from ancillary use to guest rooms (sui generis)
 - Rear extension from the first to third floors within a recess to accommodate the lift shaft
 - General refurbishment of existing significant architectural elements
- The significance of the public house is predominantly in the elevations and the ground floor pub area. There are also original elements throughout the building that contribute to its significance.
- The impact of the works has been deemed to be minor and beneficial.

1.3 Pre-Application Consultation

Pre-application meeting was held on the 10th of April with the London Borough of Camden. The proposed works were discussed and the officer was generally supportive of the scheme. All issues and concerns raised in the officer were subsequently adjusted and a redesign was carried out in order to reach the present proposal.

1.4 Authorship

This heritage statement has been prepared by Stephen Levrant Heritage Architecture Ltd, which specialises in the historic cultural environment.

- Stephen Levrant [RIBA, AA Dip, IHBC, Dip Cons (AA), FRSA] – Principal Architect
- Claire Gayle [Bachelor of Env. Design, MSc Historic Conservation] – Architectural Conservation Consultant

1.5 Planning Policy Guidance and Legislation

The assessment of the alteration on the building and conservation area has been prepared taking into account the information contained in:

- ***National Planning Policy Framework (NPPF)*, 27 March 2012.**
- ***DCLG Online Planning Guidance to the NPPF*. March 2014.**
- ***PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide*, March 2010.**

- ***Conservation principles, policies and guidance for the sustainable management of the historic environment*, English Heritage, April 2008.**
- ***Understanding a Place: Conservation Area Designation, Appraisal and Management*, English Heritage Guidance, 2011.**
- ***The Setting of Heritage Assets: English Heritage Guidance*, October 2011.**
- ***London Borough of Camden Local Development Framework*.**
- ***Kentish Town Conservation Area Appraisal*.**

2 SETTING AND HISTORIC INFORMATION

2.1 Location

The Assembly House Public House is located at the northwest corner of the intersection of Kentish Town Road and Leighton Road. The property is within the southwest corner of the Kentish Town Conservation Area in the Borough of Camden.

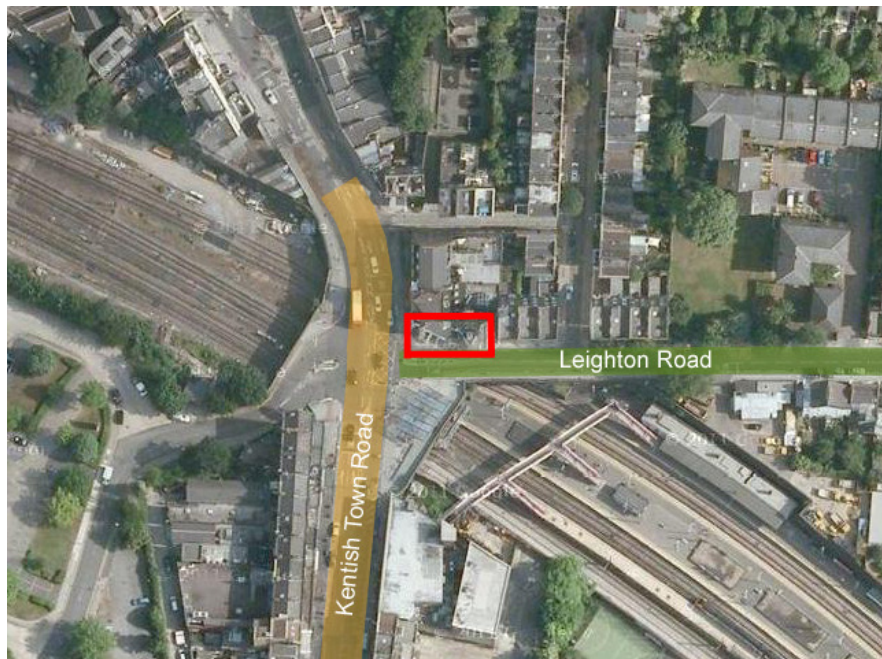


Figure 1: The subject site: Assembly House (red outline).

2.2 Kentish Town Conservation Area

The Conservation Area consists of three sub-areas linked by Leighton Road. The western sub-area is bounded by Kentish Town Road to the west, the rear gardens of properties on Falkland Road to the north, Lady Margaret Road and Leighton Place to the east, and Kentish Town Railway Station and nearby industrial buildings to the south. The eastern sub-area is bounded by Leighton Road to the north, the rear gardens of Torriano Avenue properties to the east, Torriano Junior School and Greenwood Estate to the south, and Bartholomew Road to the west. The northern sub-area is bounded by Ospringe Road, Railey Mews, Fortress Gove, the rear of properties on Falkland Road and Montpelier Grove.

The Conservation Area Appraisal compiled by the Borough of Camden in February 2011 describes the western sub-area as comprising mainly two to three storey brick residential buildings on orderly streets, apart from the busy Kentish Town Road at the western boundary of the area, where the subject site is located. The Assembly House is mentioned as a prominent landmark within the Conservation Area and is also included within a key view looking south down Kentish Town Road.

2.3 The Assembly House Public House

2.3.1 Brief History of the Assembly House

The present Assembly House was constructed in 1898, however, as this was the oldest area of development in Kentish Town, buildings existed on this site previously. The manor courts of Cantlowes were frequently held at the Assembly House; twenty-two

courts are noted as having been held here between the years 1810 and 1842. A map from 1810 shows the Assembly House and the little development around the area at the time (Figure 2).



Figure 2: Plan of the Hamlet of Kentish Town, 1810.

In 1850, James Frederick King, an artist, stated, 'The old Assembly House of very long standing was held in great repute, being a pleasant distance from London, when those who sought a Country Walk could meet there with every enjoyment a Country Inn could supply; besides which it was famed for Club dinners annually given, called 'Beanfeasts.' There was also a reserved Parlour where none but the Members of a Society called 'Social Villagers' were permitted to enter, which consisted of the aristocracy of the village

and where many cheerful evenings were spent as far as the Glass and Pipe could furnish, to pass a convivial hour, which often cheered their buoyant spirits and sent them home 'merry'.' (Figure 3).



Figure 3: Assembly House, 19th century.

The building was reconstructed around this time as well and again in 1898 to its present-day appearance.

The interior of the bar area has remained remarkably intact, in particular the etched decorative glass and plaster moulded ceiling. Previous planning consents include the insertion of a micro-service lift on the ground and basement floors as well as air conditioning units on the roof. Other internal alterations include the insertion of a wall in a large room on the first floor in 2010 (2010/6397/L)(Figure 5) to subdivide it into two smaller rooms and some other partition rearrangement. A full planning history can be found in Appendix 1.



Figure 4: Main bar area with etched glass and Jacobean-style plaster ceiling.



Figure 5: Clean insertion of internal partition wall abutting window granted in 2010.



Figure 6: Assembly House, 1853.

2.3.2 List Description

Name: THE ASSEMBLY HOUSE PUBLIC HOUSE

List entry Number: 1379240

Location: THE ASSEMBLY HOUSE PUBLIC HOUSE, 292 AND 294, KENTISH TOWN ROAD

Date first listed: 07-Nov-1985

Grade: II

Public house. 1898. By Thorpe and Furniss; wrought-iron work by Jones & Willis; glass by W James of Kentish Town; interior plasterwork by the Plastic Decoration Company; joinery by WA Antill & Co. Red brick and stucco. Slate roofs with dormers. STYLE: French Chateau style. PLAN: situated on a canted corner site with projecting ground floor frontage. EXTERIOR: 3 storeys, attics and cellars. Ground floor with pink and black polished granite pilasters supporting fascia and cornice with elaborate wrought-iron balustrade and segmental-arched stuccoed gables over entrances, that facing into Leighton Road with an aedicule containing a figure. 5 entrances (1 now blocked) with half glazed panelled doors and overlights. Entrances to extreme left and right with lobbies having French embossed and brilliant cut mirrors to walls, elaborate wrought-iron screen incorporating the letters "AH" and mosaic floors. Main frontage windows with top strip of small panes and all frontage windows with mostly original French embossed and brilliant cut glass in lower panes. 1st floor with 5-light bow window to Kentish Town Road, a canted 5-light bay, 2-light window, 4-light bay and single light, all with transoms and mullions and pilaster architraves supporting an entablature with enriched frieze. 2nd floor similar but with entablature having modillion cornice with enriched blocking course breaking forward over bays. Extreme right hand bay replaced by enriched console. At eaves level the bowed window culminates in a 5-light turret with enriched friezes and conical roof with finial. On the corner, 4 dormers with pilaster architraves supporting pediments terminating in shell finials; into Leighton Road, above the 4-light canted bay, an attic storey with two 2-light windows and pilasters supporting similar entablature to that below. High, steep hipped roof over this bay with cast-iron cresting, pedimented dormer and large slab chimney to side. INTERIOR: of high standard retains original mahogany fittings,

French embossed and brilliant cut glass and mirrors.

Elaborately moulded plaster ceiling in Jacobean style. Lantern with raised clerestory in rear bar with stained glass detailing. Front bar altered.

2.4 Morphological Plans

The Morphological Plans have been produced to provide a diagrammatic representation of the site as it stands today. In particular, the Plans show in which time frame certain principle structural and aesthetic elements (such as walls and openings) were incorporated into the building and they also illustrate when each opening was created.

The Morphological Plans can be found in Appendix 2 of this report.

2.5 Photographs

Exterior and Ground Floor



Figure 7: View from southwest corner of Kentish Town Road and Leighton Road.



Figure 8: Main bar.



Figure 9: Ground floor bar area.



Figure 10: Etched glass.

First Floor



Figure 11: Room with modern partition.



Figure 12: Blocked fireplace.



Figure 13: Contemporary kitchen.

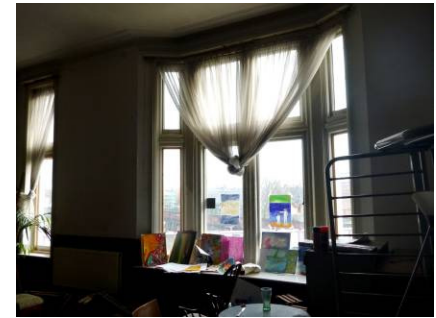


Figure 14: Principal room.



Figure 15: Principal room.



Figure 16: Principal room.



Figure 17: Rear room.



Figure 18: Staircase.

Second Floor



Figure 19: Bathroom.



Figure 20: Early walls housing toilet area.



Figure 21: Modern kitchen.



Figure 22: Corridor.

Third Floor



Figure 23: Corridor.



Figure 24: Bedroom.



Figure 25: Bedroom.



Figure 26: End of corridor.



Figure 27: Bedroom.



Figure 28: Redundant kitchen.

3 ASSESSMENT OF SIGNIFICANCE

As recommended by NPPF (March 2012), proposals for the alteration or redevelopment of listed buildings or buildings within a Conservation Areas should be considered and be based on an understanding of the site's significance.

Paragraph 128 of NPPF states that *'In determining applications local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should also be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on that significance'*.

Significance is defined by English Heritage as *"The sum of the cultural and natural heritage values of a place, often set out in a statement of significance"*.

This section provides an assessment of the significance of the Assembly House, in order to identify, and to promote the protection and enhancement of significant and character defining features in the building through the implementation of future proposals for redevelopment and/or alterations to the heritage asset.

Significance is determined on the basis of statutory designation and professional judgment. Our approach for determining significance builds upon professional experience and the guidelines contained in two main national documents: the DCMS 'Principles of Selection for Listing Buildings' (March 2010) and in the English Heritage Conservation Principles Policies and Guidance' (2008).

The first document states that the special interest of a building is determined based on its Architectural and Historic Interest, assessed through the principles of Age and Rarity, Aesthetic Merits, Selectivity and National Interest. English Heritage suggests that the aspects that reflect worth are the following values that people associate to a place: aesthetic value, communal value, evidential value and historical value.

NPPF suggests that the significance of a place can be assessed by identifying its "aesthetic, evidential, historic and communal values", corroborating the four values identified by English Heritage.

3.1 The Significance of the Assembly House

3.1.1 Introduction

Criteria have been established to appraise a building's significance. Statutory criteria, as set out in the 'Principles of Selection for Listing Buildings', DCMS, 2010, provides a list of principles for assessing significance based on architectural and historic interest, age and rarity, aesthetic merits, selectivity and national interest. English Heritage's criteria outlined in 'Conservation Principles, Policies and Guidance,' which partially overlap with the Statutory Criteria, have also been considered and encompass the following values:

- Evidential Value – relating to the potential of a place to yield primary evidence about past human activity;
- Historical Value – relating to ways in which the present can be connected through a place to past people, events and aspects of life;

- Aesthetic Value – relating to the ways in which people derive sensory and intellectual stimulation from a place;
- Communal Value – relating to the meanings of place for the people who relate to it, and whose collective experience or memory it holds.

3.1.2 Evidential Value

"Evidential value derives from the potential of a place to yield evidence about past human activity" (Conservation Principles Para 35).

"Evidential value derives from the physical remains or the genetic lines that had been inherited from the past. The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement" (Conservation Principles, Para 36).

Evidence shows that the Assembly House went through several minor alterations over the years. The original plan form is largely still intact and some features belonging to the original layout remain on the upper floors, such as areas of skirting, wainscot panelling and cornices, although these floors were undoubtedly not as decorative as the bar area. The main façade and bar area remain, which are described in detail in the list description, conferring considerable evidential value to the property. The exterior remains very much as originally conceived and constructed, enhancing the evidential value of this property and its prominent location on the intersection. Therefore, the **evidential value is high**.

3.1.3 Historical Value

"Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative." (Conservation Principles Para 39).

"The historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past, but is not as easily diminished by change or partial replacement as evidential value. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value." (Conservation Principles Para 44)."

The house embodies the way in which past people gathered, in the context of Victorian urban expansion and development. Many features of the building have survived unharmed over time, in particular the ground floor and bar area. The plan form of the building can still be recognised in many areas, although with some alterations such as the change of use of the first floor and the insertion of a wall in a principal room on it. Therefore, the **historical value is moderate**.

3.1.4 Aesthetic Value

"Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place". (Conservation Principles Para 46).

"Aesthetic values can be the result of conscious design of a place including artistic endeavour. Equally they can be the seemingly fortuitous outcome of the way in which a place has evolved and be used over time. Many places combine these two aspects... Aesthetic values tend to be specific to a time cultural context and appreciation of them is not culturally exclusive." (Conservation Principles Para 47).

"Design value relates primarily to the aesthetic qualities generated by the conscious design of the building, structure or landscape as a whole. The embraces composition (form, proportions, massing, silhouette, views and vistas, circulation) and usually materials or planting, decoration or detailing, and craftsmanship." (Conservation Principles Para 48).

The exterior, street elevation still retains a high level of aesthetic value. Internally, many details remain, particularly in the bar area, also giving the building high aesthetic value. The list description reveals the elaborate design of the public house, including the French chateau style and ground floor pink and black polished granite pilasters supporting fascia and a cornice with an elaborate wrought-iron balustrade and segmental-arched stuccoed gables over the entrances. The main frontage windows also include mostly original French embossed and brilliant cut glass in the lower panes. Architecturally, the level of craftsmanship and construction quality is quite high. In conclusion, the **aesthetic value is high**.

3.1.5 Communal Value

"Communal value, derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with

historical value, but tend to have additional and specific aspects" (Conservation Principles, Para 54).

The Assembly House has a **high communal value** due to the use of the site being a public house for over two centuries and a location for the manor courts of Cantlowes.

3.2 Plans of Significance

The appraisal of significance is the result of site inspections which were conducted by Heritage Architecture Ltd in March 2014 in order to inform the relative significance of the Assembly House. The building did not undergo any 'stripping-out' works. The appraisal of the building has been carried by visual inspection only and assumptions have been made based on previous experience and historical research sources where access has been limited.

The Significance Plans in Appendix 3 define the importance of walls and openings.

3.2.1 Notes of the Assessment Methodology and the Grading System

In assessing the significance of the building and its internal features, consideration has been given to:

- Intrinsic architectural merit (architectural design, plan form, decoration, craftsmanship, building type and technological innovation or virtuosity);
- Completeness in terms of external characteristics, internal features and plan form; any alterations to the early or period features or layout were considered detrimental to the

completeness of the building and therefore to its significance;

- Contribution to the character of the area due to its value as a landmark, or as particular good example of local traditions, or for the space that it defines in term of mass and scale;
- The extent to which the building illustrates important aspects of the nation's social, economic, cultural or military history and/or close historical associations with important people or events.

The grading system used in order to establish and record the significance of the building's elements is defined as follows:

1) High Significance

Parts or elements of special interest that are fundamental to the design concept of the building and/or parts that play a major role in its 'historical time line';

2) Medium Significance

Parts or elements of special interest that are specific to the vocabulary of the building and/or parts that play a considerable role in its 'historical time line';

3) Low Significance

Elements of some or little special architectural or historic interest, but that contribute to the vocabulary of the building as a whole and its historical time line;

4) No Significance/Detrimental

Parts or elements that do not have special interest, and/or do detract from the building.

4 PROPOSAL

4.1 Introduction / Summary

The main proposals include:

- Retention of public house (Class A4) at ground floor level together with internal alterations in conjunction with the change of use of the upper floors from ancillary use to seven guest rooms (sui generis)
- Rear extension from the first to third floors within a recess to accommodate the lift shaft
- General refurbishment of existing significant architectural elements

4.2 Proposed works

On the first, second and third floors, the proposed works include the removal of contemporary partitions, kitchen and bathroom fixtures, and insertion of partitions to create seven ensuite guest rooms and ancillary pub accommodation. Additionally, a rear extension will be constructed within a recess on the rear elevation to accommodate a lift. Some of rear wall fabric will be removed for access to the proposed extension and lift. Contemporary plumbing fixtures and necessary fire doors and fire escape for the change of use will be inserted.

4.3 Layout

The layout of the ground floor, the most significant floor within the building, will not be altered. The layouts of the upper floors will be altered to accommodate the new guest rooms, although the existing walls will largely be retained with new partitions being inserted to accommodate the ensuite bathrooms.

4.4 Use

The building will continue to be used as a public house on the ground floor and basement. The upper floors will no longer be used as ancillary accommodation and will become guest rooms and remain partly ancillary use in connection with the public house.

4.5 Scale

The proposed extension has been designed with consideration of scale, bulk and materials. It will fit seamlessly into the recess at the rear of the building and will not rise above the height of the existing building.

4.6 Landscaping

There will be no changes to the landscaping.

4.7 Appearance

The appearance of the extension will match the existing building in quality and materials.

4.8 Access

The access to the property is unaffected.

4.9 Neighbour Amenity Issues

Although the proposal includes a rear extension to the building, it will occur in a recess between existing parts of the building and will not affect sunlight or daylight on the neighbouring buildings.

5 IMPACT ASSESSMENT

5.1 Introduction

This assessment aims to appraise the impact of the proposals on the special interest of the heritage assets within site: the Grade II listed Assembly House and the Kentish Town Conservation Area.

5.2 Impact Assessment Criteria

For the purposes of assessing the likely impact to result from the proposed development on the fabric of the Grade II public house, established criteria have been employed.

- "negligible" – impacts considered to cause no material change;

- "minor" - impacts considered to make a small difference to one's ability to understand and appreciate the heritage value of an asset. A minor impact may also be defined as involving receptors of low sensitivity exposed to intrusion, obstruction or change of low to medium magnitudes for short periods of time.
- "moderate" - impacts considered to make an appreciable difference to the ability to understand or appreciate the heritage value of an asset.
- "substantial" - impacts considered to cause a fundamental change in the appreciation of the resource.

The impact of proposals can also be neutral, beneficial or adverse.

5.3 Brief Impact Assessment on the fabric of the Heritage Assets

The impact of the proposals on the listed building is considered as follows:

Floor	Brief Summary of the Proposals	Impact on Historic Fabric and Mitigation
Ground	Remove the door board opening and continue the mirror backfilling across	Negligible
First	Removal of partition wall dividing central window and erection of a new wall one meter away and from the mullion of the bay window straight back	<p>Minor beneficial</p> <p>The existing wall abuts a mullion in the middle of the flat front and the proposal includes the erection of a wall from the mullion at the junction of the flat front and canted plane. This will be a more natural junction for the wall and will also match the floor above, which has an early wall in the same location.</p>
	Removal of contemporary kitchen and bathroom fixtures	Negligible
	Insertion of partitions to create bathrooms for the two ensuite rooms and the insertion of contemporary bathroom fixtures	<p>Minor adverse</p> <p>Mitigation: Although the insertion of partition walls would alter the early layout of the floor, the provision of ensuite guest rooms will allow the building to be enjoyed and understood by the public. This will also ensure a long-term use for the building.</p>
	Construction of a rear extension to accommodate the lift shaft and corridor	<p>Minor beneficial</p> <p>The rear façade of the building possesses no architectural merit or historic interest, and the insertion of the extension in a recess on this façade will minimise visual impact. There will be no impact on the Conservation Area</p>

Floor	Brief Summary of the Proposals	Impact on Historic Fabric and Mitigation
		and the extension will not be seen from the public realm.
	Removal of rear wall fabric for access to the proposed extension	<p>Minor adverse</p> <p>Mitigation: Although access to the proposed extension will require the demolition of some original wall fabric, the fabric has no architectural merit or historic interest apart from it being original. The creation of the lift shaft will also create better access to the upper floors.</p>
	Insertion of necessary fire doors and escape	<p>Negligible</p> <p>Fire doors and escape are provided in order to comply with the Approved Document B (Fire safety).</p>
	Blocking up of some doorways	<p>Negligible</p> <p>The frames of the original doorways will remain in order for the original layout to be understood.</p>
Second	Removal of contemporary kitchen and bathroom fixtures	Negligible
	Insertion of partitions to create bathrooms for the three ensuite rooms (two guest rooms and ancillary pub accommodation) and the insertion of contemporary bathroom fixtures	<p>Minor adverse</p> <p>Mitigation: Although the insertion of partition walls would alter the early layout of the floor, the provision of ensuite guest rooms will allow the building to be enjoyed and understood by the public. This will also ensure a long-term use for the building.</p>
	Removal of rear wall fabric for access to the proposed extension	<p>Minor adverse</p> <p>Mitigation: Although access to the proposed extension will require the</p>

Floor	Brief Summary of the Proposals	Impact on Historic Fabric and Mitigation
		demolition of some original wall fabric, the fabric has no architectural merit or historic interest apart from it being original. The creation of the lift shaft will also create better access between the upper floors.
	Insertion of necessary fire doors and escape	Negligible Fire doors and escape are provided in order to comply with the Approved Document B (Fire safety).
	Removal of early panelled closet (now a toilet) and later partition walls	Negligible Although the panelled closet is early and of some architectural interest, the removal of the later partition walls and subsequent insertion of new walls to accommodate the ancillary pub accommodation will provide the necessary facilities for the continued use of the heritage asset.
	Blocking up of some doorways	Negligible The frames of the original doorways will remain in order for the original layout to be understood. The doorway being blocked from the ancillary pub accommodation to the bedroom to the west will be beneficial to understanding the earlier plan form of the floor.
Third	Removal of early panelled wall and portions of other panelled walls to create three guestrooms and construction of partition walls backing the panelled walls in order to increase sound and thermal efficiency	Moderate adverse Mitigation: The impact of the removal of historic wall fabric is adverse; however, this was not a principal floor in the building. The panelled walls will largely be retained and made more thermally and acoustically efficient through the addition of walls backing the panels.
	Removal of rear wall fabric for access to the	Minor adverse

Floor	Brief Summary of the Proposals	Impact on Historic Fabric and Mitigation
	proposed extension and fire escape	Mitigation: Although access to the proposed extension will require the demolition of some original wall fabric, the fabric has no architectural merit or historic interest apart from it being original. The creation of the lift shaft will also create better access between the upper floors.
	Insertion of partitions to create bathrooms for the three ensuite rooms and the insertion of contemporary bathroom fixtures	Minor adverse Mitigation: Although the insertion of partition walls would alter the early layout of the floor, the provision of ensuite guest rooms will allow the building to be enjoyed and understood by the public. This will also ensure a long-term use for the building.
	Blocking up of some doorways	Negligible The frames of the original doorways will remain in order for the original layout to be understood.
Exterior	Construction of an extension to accommodate a lift shaft within a recess on the rear elevation and the removal of wall fabric for access to the extension	Minor adverse The rear façade of the building possesses no architectural merit or historic interest, and the insertion of the extension in a recess on this façade will minimise visual impact. There will be no impact on the Conservation Area and the extension will not be seen from the public realm.

6 THE STATUTORY FRAMEWORK

6.1 Core Strategy

This section contains the relevant policy contained in the Borough of Camden's Core Strategy 2010-2015.

CS14 – Promoting high quality places and conserving our heritage

The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:

- a) requiring development of the highest standard of design that respects local context and character;*
- b) preserving and enhancing 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;*
- c) promoting high quality landscaping and works to streets and public spaces;*
- d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;*
- e) protecting important views of St Paul's Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views.*

The Assembly House will retain its use as a public house on the basement, ground and partly first floor levels. The remainder of the building will be converted to guest rooms and partly remain ancillary use in connection with the pub. Additionally, an extension will be constructed to accommodate the lift to create better access to and allow the public to understand the upper levels of the building. Therefore, this will preserve the historical value of the building and its use.

6.2 Development Plan

This section contains the relevant objectives and policies contained in the Borough of Camden's Development Plan 2010-2025.

DP24 – Securing high quality design

The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- a) character, setting, context and the form and scale of neighbouring buildings;*
- b) the character and proportions of the existing building, where alterations and extensions are proposed;*
- c) the quality of materials to be used;*
- d) the provision of visually interesting frontages at street level;*
- e) the appropriate location for building services equipment;*
- f) existing natural features, such as topography and trees;*

- g) the provision of appropriate hard and soft landscaping including boundary treatments;*
- h) the provision of appropriate amenity space; and*
- i) accessibility.*

DP25 – Conserving Camden’s heritage

Conservation areas

In order to maintain the character of Camden’s conservation areas, the Council will:

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;*
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;*
- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where*
this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;
- d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and*

- e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden’s architectural heritage.*

Listed buildings

To preserve or enhance the borough’s listed buildings, the Council will:

- e) prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;*
- f) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and*
- g) not permit development that it considers would cause harm to the setting of a listed building.*

Archaeology

The Council will protect remains of archaeological importance by ensuring acceptable measures are taken to preserve them and their setting, including physical preservation, where appropriate.

Other heritage assets

The Council will seek to protect other heritage assets including Parks and Gardens of Special Historic Interest and London Squares.

DP26 – Managing the impact of development on occupiers and neighbours

The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors we will consider include:

- a) visual privacy and overlooking;*
- b) overshadowing and outlook;*
- c) sunlight, daylight and artificial light levels;*
- d) noise and vibration levels;*
- e) odour, fumes and dust;*
- f) microclimate;*
- g) the inclusion of appropriate attenuation measures.*

We will also require developments to provide:

- h) an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space;*
- i) facilities for the storage, recycling and disposal of waste;*
- j) facilities for bicycle storage; and*
- k) outdoor space for private or communal amenity space, wherever practical.*

The proposed rear extension respects the existing context, character and appearance of the building and as well as the

Conservation Area in general. The extension will not detrimentally affect the Conservation Area, as it will harmonise with the existing townscape and infill a small recess on the rear elevation of the building.

Although some historic fabric is being lost, the significant elements of the listed building will be retained. The function room will be retained as well as the existing details such as the wainscot panelling, cornice and ceiling. The original dresser and cupboards as well as some wall panelling on the third floor will also be retained and refurbished.

Furthermore, the benefits of the proposal include it to be better understood and enjoyed by the public through its use as guest rooms. The works are intended to be of high quality of design and workmanship and would be beneficial to the longevity of the existing building.

7 NPPF CONSIDERATIONS

In March 2012, the National Heritage Policy, Planning Policy Statement 5 (PPS5) was replaced by the National Planning Policy Framework (NPPF). The NPPF sets out the Government's planning policies for England and outlines how these should be applied. The relevant local plan policies contained within the Borough of Camden Core Strategy and Development Policies.

This section discusses the impact of the proposals according to the NPPF. The NPPF contains a presumption in favour of sustainable development sympathetic to the conservation of designated heritage assets whilst PPS5 did favour the conservation of the assets. The conservation of heritage assets is one of the NPPF's 12 core principles.

The designated heritage asset affected by the proposals is the Grade II Assembly House Public House and the immediate surroundings. As the property is within the Kentish Town Conservation Area, impact of the proposals on it will be considered.

Careful consideration of the alignment, scale, massing and materiality of the proposed development supports paragraphs 56 – 68 of the NPPF which emphasises the need for the integration of new development into the built and historic environment (Paragraph 61). The proposed development responds to the context of the site's surroundings by maintaining the features of the Grade II listed building virtually untouched and not detrimentally affecting its setting of the surrounding listed buildings and of the Conservation Area with proposals that respect massing, scale, alignment and materiality of the public house. The proposed development reflects

an understanding of the local character and of the historical evolution of the building and its setting, providing a well-informed architectural response.

Policy 132 – 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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

It is considered that the proposed alterations and additions to the heritage assets would not cause damage or loss of their significance. The proposals are for internal alterations to the Grade II listed heritage asset and construction a small extension to the rear of the property to house the lift shaft. The proposed extension has been carefully designed to be sympathetic to the heritage values of the main building and its setting. Therefore, it is argued that the proposals will not cause significant loss or damage of the historic fabric of the Grade II listed building, and would cause no harm to the existing significance of the Conservation Area and setting of the designated heritage assets surrounding the subject site.

Policy 134 – Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

The proposals are sympathetic to the scale, mass, height and aesthetic attributes of the Grade II listed building and to the Conservation Area. The level of intervention on the fabric of the Grade II building itself is minimal, preserving the character defining elements of the historic fabric, retaining the authenticity of the building. The impact of the proposals will cause “less than substantial harm” to the heritage assets. The public benefits accrued from the proposals are the enhancement of the aesthetic qualities within the interior of the building and the opportunity for them to be understood by the public.

Policy 137 – Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

Impact from the proposal has been assessed on the character, distinctiveness and significance of the historic environment: factors of scale, height, massing, alignment and materials applied in the new extension. The extension in a small scale and similar appearance and height to the building leaves the character and appearance of the listed building unharmed and makes a positive contribution to the building by not removing early floor and ceiling

fabric. The proposed design is in keeping with the architectural form of Kentish Town Conservation Area.

The overall impact and significance of effects of the proposed development on the historic environment has been assessed as **minor beneficial**. In summary, the public benefits of this scheme are:

- Implementation of an appropriate design, sympathetic to its context which makes a positive contribution to the appearance, character, quality and local distinctiveness of the Kentish Town Conservation Area
- Improvement of the building by retaining the features that contribute to the special historic and architectural interest of the building and the change to a new use that will better allow the public to enjoy the interior of the building

7.1 Conclusion

The proposed alterations were designed as to cause “less than substantial harm” to the heritage assets. The alterations to this property, which include an extension on the rear side of the building to accommodate a lift shaft and the provision of guest accommodation ensures the continuous use of this asset as a public house in keeping with its historical use since inception without causing any adverse impacts on the visual amenity of the assets.

The proposed extensions and additions have been designed to the highest architectural standards, and will be constructed to exacting

conservation requirements. The works are necessary in order to enhance the existing building, and provide for its future.

The extension to the property is considered to establish a direct and subservient architectural dialogue with the historic structure in which the scale, massing, height, proportions and finishes of the historic building are respected and enhanced. English Heritage "Conservation Principles" and the NPPF define conservation as "managing change". The listed building is not a static place. It has been subject to change and in order to remain a sustainable, welcome and pleasing place it will continue to change.

The proposed scheme has been driven by the need to ensure a sustainable solution for the building in this area of London. Although the design may be proposing alterations to the historic fabric, retaining the authenticity of a place is not always achieved by retaining as much of the existing fabric as is technically possible, as the authenticity also lies in a viable adaptation that will allow a building to meet changing requirements.

The applicant has recognised the importance of performing investigations and analysis necessary for the assessment of the effects of the proposed works on the special interest of heritage assets. This approach has been both beneficial with regard to the consideration of alternatives and important with regard to the

process of acknowledging the best practice guidance as outlined in NPPF.

It is considered that the impact of the proposed works would be **minor and beneficial** and would assist in the long-term preservation of the heritage asset.

The proposal is considered to sustain and enhance the special historic and architectural interest of the relevant heritage assets by preserving those elements of significance that have been identified as contributing to that special interest. It is therefore concluded that the proposed works satisfy the relevant clauses of the NPPF. These are consistent with the spirit of local policies and national conservation principles and therefore there must be a presumption for its approval.

APPENDIX 1: PLANNING HISTORY

Application Number	Address	Description	Status	Date Registered	Decision
<u>9501587</u>	The Assembly House PH 292-294 Kentish Town Road/Leighton Road NW5	The erection of a metal escape between second and first floors as shown on plan numbers 770/02, 03, 04, 05 and 9566/SK01.	FINAL DECISION	04-09-1995	Grant Full Planning Permission
<u>9570277</u>	The Assembly House PH 292-294 Kentish Town Road/Leighton Road NW5	The reinstatement of the decorative glass in the front elevation as shown on plan numbers 770/01 and 03.	FINAL DECISION	04-09-1995	Grant L B Consent with Conditions
<u>9570278</u>	The Assembly House PH 292-294 Kentish Town Road/Leighton Road NW5	Removal of internal partitions at first floor level and the rearrangement of the residential accommodation in the upper floors. Works to include the erection of an external fire escape and a support for a free-standing gable on the eastern end of the Leighton Road frontage; as shown on plan numbers 770/2, 3, 4 and 5 and 9566/SK01.	FINAL DECISION	04-09-1995	Grant L B Consent with Conditions
<u>L9602032</u>	Assembly House P.H. 292-294 Kentish Town Road, NW5	Reinstatement of original glazing to the shopfront - approval of details pursuant to additional condition 4 of the Listed Building Consent dated 9.2.96 (9570277), as shown on drawing nos. 804/P/01 and /02 and method statement.	FINAL DECISION	04-07-1996	Grant Approval of Details (Listed Bldg)
<u>LE9800289</u>	The Assembly House, 292/294 Kentish Town	Alterations to front facade of public house to provide new timber panels and new lanterns, and	FINAL	15-04-	Withdrawn Application-

	Road, NW5	new signs. (Plans submitted)	DECISION	1998	revision received
<u>AE9800256</u>	The Assembly House, 292/294 Kentish Town Road, NW5	Display of a fascia sign externally illuminated by floodlighting. (Plans submitted)	FINAL DECISION	15-04-1998	Withdrawn Application-revision received
<u>PE9800255</u>	The Assembly House, 292/294 Kentish Town Road, NW5	Alterations to front facade of public house to provide new timber panels and new lanterns, and new signs. (Plans submitted)	FINAL DECISION	15-04-1998	Withdrawn Application-revision received
<u>LE9800289R1</u>	The Assembly House, 292/294 Kentish Town Road, NW5	Submission of details of restoration techniques to cut glass mirrors pursuant to additional condition 2(b) of Listed Building Consent dated 6th August 1998 (Ref. LE9800289R1).	FINAL DECISION	12-06-1998	Grant Approval of Details (Listed Bldg)
<u>PE9800255R1</u>	The Assembly House, 292/294 Kentish Town Road, NW5	Alterations to front facade of public house to provide new timber panels, new lanterns and new signs, as shown on drawing numbers> 886-1, 886/2 Rev E, 886/5, 886/6 Rev C and letter dated 10th June 19998.	FINAL DECISION	12-06-1998	Grant Full Planning Permission
<u>AE9800256R1</u>	The Assembly House, 292/294 Kentish Town Road, NW5	Provision of externally illuminated fascia sign and non illuminated amenity board, as shown on drawing numbers> 886/5 and 886/6 Rev C.	FINAL DECISION	12-06-1998	Grant Approval for Advertisement
<u>LE9800730</u>	The Assembly House, 292/294 Kentish Town Road, NW5	Submission of details of restoration techniques to cut glass mirrors pursuant to additional condition 2 (6) of Listed Building Consent dated 6th August	FINAL DECISION	02-10-1998	Grant Approval of Details (Listed

		1998 (Reg No. LE9800289R1) (Plans submitted).			Bldg)
<u>LE9800764</u>	The Assembly House, 292-294 Kentish Town Road, NW5	The installation of new external floodlights to building, as shown on drawing numbers> 886/6 Rev D and Floodlighting specification plan.	FINAL DECISION	26-11- 1998	Grant Listed Building Consent
<u>2003/0180/L</u>	The Assembly House P.H. 292 - 294 Kentish Town Road London NW5 2TG	Installation of micro service lift from 1st floor kitchen to ground floor kitchenette.	WITHDRAWN	26-06- 2003	Withdrawn Decision
<u>2003/2823/L</u>	The Assembly House P.H. 292 - 294 Kentish Town Road London NW5 2TG	Installation of micro service lift from existing cellar to ground floor kitchen and formation of kitchen in cellar.	FINAL DECISION	28-10- 2003	Granted
<u>2010/4374/L</u>	The Assembly House 292-294 Kentish Town Road Camden London NW5 2TG	Internal alterations to listed grade two building (Class A4) including construction of cold room and enlarging trading area following minor internal demolition	WITHDRAWN	18-08- 2010	Withdrawn Decision
<u>2010/5657/L</u>	The Assembly House 292-294 Kentish Town Road Camden London NW5 2TG	Internal alterations including the relocation of ground floor wash room facilities and the construction of cold room at basement level with new access stairs and an enlarged trading area to the ground floor of public house (Class A4).	FINAL DECISION	26-10- 2010	Refused
<u>2010/5659/P</u>	The Assembly House 292-294 Kentish Town Road Camden London NW5 2TG	External alterations public house including the installation of 4 new air conditioning units and associated works to the rear flat roof (Class A4).	FINAL DECISION	26-11- 2010	Granted

<u>2010/6397/L</u>	The Assembly House 292-294 Kentish Town Road London NW5 2TG	Internal additions and alterations to include the relocation of existing radiators and installation of stud partition wall at first floor level and formation of new kitchen and new door opening and door at second floor level to existing pub (Class A4)	FINAL DECISION	09-12- 2010	Granted
<u>2011/0027/L</u>	The Assembly House 292-294 Kentish Town Road London NW5 2TG	Internal alterations including the relocation of ground floor wash room facilities and construction of cold room at basement level with new access stairs and an enlarged trading area to the ground floor of public house (Class A4).	FINAL DECISION	07-01- 2011	Granted
<u>2011/0294/L</u>	The Assembly House 292-294 Kentish Town Road Camden London NW5 2TG	External and internal alterations public house including the installation of 4 new air conditioning units and associated works to the rear flat roof (Class A4).	FINAL DECISION	21-01- 2011	Granted

APPENDIX 2: MORPHOLOGICAL PLANS

Attached.

APPENDIX 3: SIGNIFICANCE PLANS

Attached.