

From: Walsh, Jennifer
Sent: 17 October 2014 17:47
To: Planning
Subject: FW: 147 Kentish Town Road, NW1 (former The Castle PH): 2014/5900/P

Please log this as an objection

Jennifer Walsh
Principal Planner

Telephone: [REDACTED]

From: [REDACTED]
Sent: 17 October 2014 17:36
To: Walsh, Jennifer
Subject: 147 Kentish Town Road, NW1 (former The Castle PH): 2014/5900/P

Dear Ms Walsh

I have viewed this planning application online and make the following comments.

I am concerned about the application for change of use. The main reason that the local community and other interested parties requested local listing for this building was not only its demolition without consent, but the fact of this being a site (originally larger than the one this Castle PH sits on) where there had been an inn/tavern/hostelry since 1651 and some say earlier.

history.com/LondonPubs/StPancras/CastleTavern.shtml

If change of use was granted then surely that would negate the local listing as the reason for it is the heritage of the site would be lost. On the granting of the change of use, if I were in Ringley's shoes, I would ask to vary the design of the building plans into something similar to the glass building originally proposed by them.

This site and the building on it were considered the gateway into Kentish Town - older than Camden Town. It was a significant site.

Kentish Town, which lies on the east side of Gospel Oak, and is approached from the "Mother Red Cap," at Camden Town, by a direct road called the Kentish Town Road, is described in gazetteers, &c., as "a hamlet and chapelry in the parish of St. Pancras, in the Holborn division of the hundred of Ossulston." The place is mentioned in Domesday Book as a manor belonging to the Canons of St. Paul's; and it gives title to the Prebendary of Cantelows (or Kentish Town), who is Lord of the Manor, and holds a court-leet and court-baron. Moll, in his "History of Middlesex," on noticing this hamlet, states: "You may, from Hampstead, see in the vale between it and London a village, vulgarly called Kentish Town, which we mention chiefly by reason of the corruption of the name, the true one being Cantilupe Town, of which that ancient family were originally the owners. They were men of great account in the reigns of King John, Henry III., and Edward I. Walter de Cantilupe was Bishop of Worcester, 1236 to 1266, and Thomas de Cantilupe was Bishop of Hereford, 1275 to 1282. Thomas was canonised for a saint in the thirty-fourth year of Edward's reign; the inheritance at length devolving upon the sisters, the very name became extinct." The place itself is named, not after Kent, as might be possibly imagined, seeing that Lord Camden's property lies mainly in that county, but after that manor in the hundred of Ossulston, known as Kantelowes or Kentelowes, which appears sometimes to have been called Kentestown. In this, doubtless, we must seek the origin of Ken ([fn. 2](#)) (now commonly called Caen) Wood, the seat of Lord Mansfield, between Hampstead and Highgate. We may, however, add that the thoroughfare now known as Gray's Inn Road is stated to have led northwards

to a "pleasant rural suburb, variously named Ken-edge Town and Kauntelows," in which we can discern the origin of its present name.

The situation of Kentish Town is pleasant and healthy; and it is described by Thornton, in his "Survey of London," 1780, as "a village on the road to Highgate, where people take furnished lodgings in the summer, especially those afflicted with consumption and other disorders."

Kentish Town was inhabited long before Somers Town or Camden Town were in existence. It is not certain that there was a chapel here earlier than the reign of Elizabeth; and little or nothing is known in detail concerning it. Norden refers to a chapel of ease as existing in his time in this village, as he says, speaking of the old parish church, "Folks from the hamlet of Kennistonne now and then visit it, but not often, *having a chapele of their owne*." And the chapel (now converted into a church, and known as Holy Trinity) was erected by Wyatt in 1783—a dark age for church architecture—but has since been rendered more suitable for Christian worship, having been enlarged about the year 1850, and altered to the Early Decorated style, from the designs of Mr. Bartholomew. It has two lofty steeples, and a large painted window at the eastern end; the altar recess has some elaborate carved work. In this church is buried Grignon, the engraver.



THE "CASTLE" TAVERN, KENTISH TOWN ROAD, IN 1800.

The "Castle" Tavern, in Kentish Town Road, stands upon the site of an older house bearing the same sign, which had the reputation—true or false—of dating its origin from the time of King John. The front of the old building had the familiar and picturesque projecting storeys, supported originally by a narrow pier at the side of a bolder one. The interior of one of the rooms had a fireplace of stone, carved with a flattened arch of the Tudor style, with the spandrels enriched with a rose and a leaf-shaped ornament terminating in a snake's tail. This fireplace had been for years hidden from view by a coat of plaster. It is possible that, in their ignorance of Gothic architecture, the good people of Kentish Town ascribed a Tudor arch to the early part of the thirteenth century.

<http://www.british-history.ac.uk/report.aspx?compid=45239>

At one time it was a 'destination' venue where visitors came to take tea and sit in the extensive gardens.

Given the cavalier attitude of the applicants and their lack of co-operation with both Camden council officers and the Planning Inspectorate I am concerned that the architectural features required to be restored ie to completely reinstate the roof, timber sash windows, rusticated quoins, window architraves with projecting cornices at first floor, bracketed sills and cornice at second floor and cornices at roof level - will not be completed in a satisfactory manner using appropriate materials and skills. These features are integral to the building which looks very sad and scared without them. The roof-line will be changed which negates the 'completely reinstate the roof'.

The proposed design is too big and bulky for the site especially on the Castle Road elevation. It appears to be a solid dark wall. Buildings on the west side of Kentish Town Road are considerably smaller and lower than those on the east side of the road. Many

domestic planning applications are refused on the grounds of their bulk and this proposal would certainly fit that criteria.

This building has been put on the council's Local List and should be respected as a heritage site. The building on the site should reflect its history and heritage. An office block with residential plonked on top of it does not do this.

Notwithstanding any additional employment opportunities Ringley may create this should not be the reason for a bad design to be approved. If the building at the apex of Kentish Town Road and Royal College Street where Ringley have their offices is the example Ringley hold up as a shining example of their work I do not think they should shout about it. That has no respect for the local architecture and as a modern building it is not an accessible office as is the part of the same building used by the credit union.

The proposed building will be too big for the site.

For all these reasons please refuse consent for this planning application.

With regards

JK Love

JUDY LOVE