

1. INTRODUCTION

- 1.1. KR Planning has been instructed by Werrington Development Ltd to appeal the Borough's decision to refuse a planning application for:

Creation of 2 x 2 bed maisonette units on ground floor and basement levels including excavation to increase depth of existing basement and three new lightwells

- 1.2. The site is located in the London Borough of Camden

2. THE SITE AND SURROUNDING AREA

- 2.1. The property is located on the corner of Werrington Street and Cranleigh Street in Somers Town. It was a public house known as 'The Neptune', with ancillary residential/storage areas above and the pub and basement. The public house ceased trading in 2011, and residential units were approved on all floors since.
- 2.2. Presently the site is being protected on the ground floor by a hoarding, which has been erected during the works of the implementing the previously approved proposals. It serves as preventative site security, creating a semi-permanent and solid barrier to the lower, disused floors against the misuse of the vacant parts of the building.
- 2.3. The site has a PTAL rating of 6a.
- 2.4. The area around the site is predominantly of residential character, characterized by building typologies of various different periods, with their respective architectural styles, heights, and appearances. A typical feature of the majority of the blocks of flats irrespective of their architectural appearance are the black metal railings, separating the public pavement from the building, forming small communal front gardens. Within the immediate area of search, lightwells are readily apparent.

3. PLANNING HISTORY

- 3.1. A planning permission has been granted for 3No residential units on the upper floors (ref: 2012/0362/P) which has since then been implemented in full. The building now comprises 2No 1-bed and 1No 2-bed flat above the ground floor, with a separate entrance from the newly proposed residential units.
- 3.2. In 2012 two planning applications for a change of use for basement and GF spaces were refused (ref: 2012/1713/P and 2012/5827/P).
- 3.3. A Certificate of Lawfulness was issued in 2012 (ref: 2012/3981/P) for the installation of a metal railing along the external site perimeter between external areas of the former pub and public pavement.
- 3.4. The latest record for the application site shows an approval for a change of use application (ref: 2013/0787/P) for the ground floor from the existing A4(drinking establishment) to C3 (residential) featuring 1No 2 bed residential unit. This permission has been implemented, and remains extant.

4. PROPOSED DEVELOPMENT

- 4.1. This section summarises the Proposed Development at the site. In summary, the applicant is applying for Full Planning Permission for the:

Creation of 2 x 2 bed maisonette units on ground floor and basement levels including excavation to increase depth of existing basement and three new lightwells

- 4.2. The works required to implement the consent require the opening of the lightwell, as the basement structure already extends to the edge of the property and beyond the building footprint.

5. PLANNING POLICY FRAMEWORK

National Planning Policy Framework (NPPF), March 2012

- 5.1. The National Planning Policy Framework (NPPF) was published on 27 March 2012 and supersedes previous national planning guidance setting out the Government's economic, environmental and social planning policies. The NPPF outlines a presumption in favour of sustainable development as being at the heart of the planning system.
- 5.2. The overall aim of the design for the redevelopment site should be consistent with those policies contained within the NPPF which encourage the architect to promote more efficient use of land through higher density and the use of suitably located previously developed land. The planning process should seek to bring vacant and underused previously developed land back into beneficial use. Planning authorities should also optimise the potential of any sites to accommodate development, particularly in a sustainable location.
- 5.3. The NPPF further states that the efficient use of land is a key consideration in satisfying housing demand and density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style or form. If done well, imaginative design and layout of new development can lead to a more efficient use of land without compromising the quality of local environment. The government is committed to delivering a flexible and responsible supply of land.
- 5.4. Paragraphs 126 to 141 of the NPPF set out government policy for "Conserving and enhancing the historic environment". Paragraphs 128 and 129 state:

- 5.5. *"128. 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 be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*
- 5.6. 129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal."
- 5.7. Paragraph 132 says that when the impact of a proposed development on the significance of a designated heritage asset is being considered, "great weight should be given to the asset's conservation ...", and that "[the] more important the asset, the greater the weight should be". It points out that "[significance] can be harmed or lost through alteration or destruction of the heritage asset or development within its setting". Substantial harm to, or loss of, grade II listed buildings should be "exceptional". And such harm to, or loss of, designated heritage assets "of the highest significance", including scheduled monuments and grade I listed buildings, should be "wholly exceptional".

- 5.8. Paragraph 134 says that "[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 ...". In the glossary of terms in Annex 2 to the NPPF the "Setting of a heritage asset" is defined as "[the] surroundings in which a heritage asset is experienced ...". The definition of "Significance (for heritage policy)" is "[the] value of a heritage asset to this and future generations because of its heritage interest". The heritage interest "may be archaeological, architectural, artistic or historic". It is emphasized that "[significance] derives not only from a heritage asset's physical presence, but also from its setting".
- 5.9. The Planning Practice Guidance issued by the Government in March 2014 emphasizes in paragraph 009, under the heading "Why is 'significance' important in decision-taking?", that "[being] able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals ...". In paragraph 013, under the heading "What is the setting of a heritage asset and how should it be taken into account?", it says that "[a] thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it". It goes on to say that "[the] contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting", and that "[this] will vary over time and according to circumstance".
- 5.10. On 25 March 2015 English Heritage published a series of advice notes under the title "Historic Environment Good Practice Advice in Planning". These replaced the PPS5 practice guide and the English Heritage guidance on the setting of heritage assets. Paragraph 12 of Note 2, "Managing Significance in Decision-Taking in the Historic Environment", acknowledges that "there are many ... methods for assessing significance and impact upon it". Paragraph 12 of Note 3, "The Setting of Heritage Assets", recommends a "broad approach to assessment, undertaken as a series of steps that apply proportionately to complex or more straightforward cases".

The London Plan

5.11. The London Plan was formally adopted in March 2015 and is the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years. Within the London Plan, the site lies within the Inner London area.

5.12. The London Plan contains a number of key policies relevant to the development proposals including: -

- London Plan Policy 3.3 seeks to increase housing supply and the Mayor recognises the pressing need for more homes in London in order to promote opportunity and provide a real choice for all Londoners in ways that meet their needs at a price they can afford. The Mayor will seek to ensure the housing need identified in paragraphs 3.17 and 3.18 is met, particularly through provision consistent with at least an annual average of 42000 net additional homes across London;
- London Plan Policy 3.4 requires housing development to take into account local context and character amongst other design principles and optimise housing output through new development.
- Policy 4A examines the quality and design of housing developments and states that housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment. The design of all new housing development should enhance the quality of local places, taking into account physical context; local character; density; tenure and land use mix; and relationships with, and provision of, public, communal and open space;
- London Plan Policy 3.8 concerns housing choice in London and stipulates that Londoners should have a genuine choice of homes that they can afford and which meet their requirements for different sizes and types of dwellings in the highest quality environments;

- 5.13. At a strategic level, good design is a central objective to the London Plan (2011). Policy 3.5 sets out the general design principles expected for housing developments in London. The policy seeks to ensure that proposals for housing developments are of the highest quality internally, externally and in relation to their context and to the wider environment.
- 5.14. Policy CS6 states that: “The Council will aim to minimise social polarisation and create mixed and inclusive communities across Camden by j): seeking a diverse range of housing products in the market and affordable sectors to provide a range of homes accessible across the spectrum of household incomes; k) seeking a range of self-contained homes of different sizes to meet the Council's identified dwelling-size priorities; l) seeking a variety of housing types suitable for different groups, including families, people with mobility difficulties, older people, homeless people and vulnerable people; and m) giving priority to development that provides affordable housing and housing for vulnerable people.”
- 5.15. In respect of the mix of dwelling size Policy CS6 states: “In seeking to maintain the housing supply, the Council will adjust the type and mix of housing sought, having regard to the financial viability of development, the sales or capital value of different house types and tenures, and the needs of different groups.”
- 5.16. Development Policy DP2 (Making full use of Camden’s capacity for housing)’ seeks to maximise the supply of additional homes in the Borough to meet housing targets.
- 5.17. Policy DP5 (Homes of different sizes) states that the Council will contribute to the creation of mixed and inclusive communities by securing a range of self-contained homes of different sizes. Two bedroom units are identified as the priority unit size.
- 5.18. Policies CS14, DP24 and DP26 seek high quality design in redevelopment schemes without harm arising to identified material considerations, including neighbour amenity. Further commentary is provided below.

6. ASSESSMENT

6.1. There are matters which should be uncontroversial between the parties:

- to be of good design a building needs respond to the character of the surrounding locality in which the site is set at contextually and proportionally appropriate scale (in its architectural sense), height, mass and alignment (disposition);
- to reinforce local distinctiveness and legibility in response to neighbouring development without stifling innovation or originality;
- to be a “good neighbour” to the occupiers of neighbouring dwellings in terms of their privacy and overshadowing and
- to avoid the inefficient use of the site and, commensurate with those contextual and environment considerations, to use the site in the most effective and efficient way to provide for more intensive development

6.2. At the outset, the Appellant wishes to highlight there are a number of mistakes made within the Officer report, as we highlight below.

6.3. Officers claim there has been no material change to the Development Plan since the 2012 refusal, but this is wrong. The London Plan, which is a component of the Development Plan has been revised, the relevant change being a significant uplift in dwelling numbers now being sought in the Borough. The previous target was 595 whereas this has now been raised to 889 or a 66% increase.

6.4. There is no evidence that the site is a non-designated heritage asset (NDHA). The Borough’s Local List does not define it as such, and although it may have been thought of as such in 2012 this has not been carried forward to this published document. This would appear to be a material mistake of fact by the Officer.

6.5. Officer refer to DP 25 within the reason for refusal, but this policy text nor its reasoned justification refers to 'non-designated heritage assets'. It is acknowledged that there is reference to *other heritage assets* but these are identified at 25.23 of the DPD

6.6. It is trite law, but valuably restated by Lord Reed in *Tesco Stores Ltd v Dundee City Council* [2012] UKSC 13; [2012] PTSR 983, that a planning policy is published in order to inform the public of the approach which will be followed unless there is good reason to depart from it, and is designed to ensure consistency and direction in the exercise of discretionary powers, while allowing a measure of flexibility. As in other areas of public administration, planning policies "should be interpreted objectively in accordance with the language used, read as always in its proper context." [18]. Lord Reed continued his judgment with this important passage:

"That is not to say that such statements should be construed as if they were statutory or contractual provisions. Although a development plan has a legal status and legal effects, it is not analogous in its nature or purpose to a statute or a contract. As has often been observed, development plans are full of broad statements of policy, many of which may be mutually irreconcilable, so that in a particular case one must give way to another. In addition, many of the provisions of development plans are framed in language whose application to a given set of facts requires the exercise of judgment. Such matters fall within the jurisdiction of planning authorities, and their exercise of their judgment can only be challenged on the ground that it is irrational or perverse: Tesco Stores Ltd v Secretary of State for the Environment [1995] 1 WLR 759, 780, per Lord Hoffmann. Nevertheless, planning authorities do not live in the world of Humpty Dumpty: they cannot make the development plan mean whatever they would like it to mean."

6.7. This does not mean that a planning policy should be given a strained interpretation, but it does mean that the words have a context. A policy's plain meaning, if there is one, must be seen in the light of its context and purpose.

6.8. The Appellant does accept the relevance of DP 24, and comments on each criteria as follows:

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

Criteria	Commentary
character, setting, context and the form and scale of neighbouring buildings	It is common ground between the parties that the scheme will not impact on the character of the area.
the character and proportions of the existing building, where alterations and extensions are proposed	Further commentary provided below
the quality of materials to be used	No issue raised by the Borough, and is eminently conditionable
the provision of visually interesting frontages at street level	Further commentary provided below
the appropriate location for building services equipment	No external plant is proposed, and any future installation would require permission of itself
existing natural features, such as topography and trees	No impact on topography or trees
the provision of appropriate hard and soft landscaping including boundary treatments	No issue raised by the Borough, and is eminently conditionable
the provision of appropriate amenity space	The lightwell would provide an element of external space.
accessibility	Level access is provided at the threshold for each dwelling

6.9. The appeal building is not located within a Conservation Area, nor within the setting of any Listed Building. The LPA identify the site as a NDHA, yet it is not identified as such in their Local List published in January 2015.

6.10. It is their identification of this as a NDHA that forms the primary basis of their determine to refuse with reference to DP 25. However, as highlighted in the previous section this is not a policy of the Development Plan engaged by the scheme. In lieu of any development plan policy, it requires that the decision maker must go to the NPPF to inform its decision. Sadly, the Borough hasn't undertaken such an exercise.

6.11. The National Planning Policy Framework (NPPF) requires 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 be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance"

6.12. The logical and practical relationship between "significance assessment" and "impact assessment" established in PPS5 remains, requiring that the specific heritage value of an asset is clearly defined at the outset of a development proposal and that its influence is carried through into the detail of a scheme. The direction that significance assessment should be "proportionate" to the value of the assets also remains, although experience has shown that Local Planning Authorities have some difficulty in interpreting this effectively.

6.13. The assessment of potential "harm" requires that impacts are either judged as "substantial harm" or "less than substantial harm", balanced with a series of tests including the potential for harm to be outweighed by "public benefits".

- 6.14. Notwithstanding that the Appellant wholly rejects the allegation that the scheme will have any harmful impact on the host building, the Borough should have applied the guidance at para 133 of the NPPF, which refers to the balancing act between the less than substantial harm and the planning benefits that accrue from the scheme. The Borough has not undertaken this exercise, and their conclusion on the issue is therefore flawed
- 6.15. For instance, under the heading of Housing mix and standard of accommodation, Officer's opine:

The housing priority is for units with 2 bedrooms or more, the proposal is therefore considered acceptable in this regard as it would create additional units that have been identified as being high priority

- 6.16. Despite making this statement, the Officers do not go on to perform the balancing exercise required by the NPPF. The Appellant would suggest that opening up the existing basement to provide two 'high priority' units would be of significant weight in the determination of this appeal. On heritage grounds it can only be assessed as being less than substantial and therefore capable of being overridden by the tangible benefits of the scheme.
- 6.17. Furthermore, the Officers fail to identify why it would be harmful other than to claim it would *introduce an incongruous element to the overall faced of the building*. To sustain their criticism of the design, the local planning authority will have to do rather more than allege that the built form is "incongruous". It will have to show that it is harmfully out of scale with its host building, that's its appearance is inarticulate or is in some way functionally inadequate and therefore harmful to the character of the host building.
- 6.18. Architectural plans, sections and elevations have a fixed scale-relationship with an observer who is interpreting them, whereas the scale-relationship between a building and an observer is experienced kinetically as the building is approached and as more scale clues are revealed.

6.19. In this instance, the lightwells are of a dimension that would not be readily visible until you were immediately in front of the building where you would find similar railings and lightwells immediately opposite. The existing elements of the façade would remain untouched by the scheme and it is difficult to conceive how the LPA could find it harmful.

6.20. The Officers appear to be unaware that the basement extends to the full extent of the site as it stands, as the vaults are already in-situ. Indeed, one of the vaults is already open to the sky with a security grid sat above it



6.21. The railings around the lightwells are already in situ, but will need to be increased in height by 10cm to achieve compliance with Building Regulations. Such a change would be marginal, and barely noticeable.

- 6.22. The design of the Appeal scheme would result in the tangible benefit of a an additional pair of 2 bed units, described in the Development Plan as the priority housing type. This would be achieved unit in a manner so acceptable as to not breach the design criteria set nationally through the Framework or locally through the design policies of the Development Plan
- 6.23. The Appellant's reasons for considering the additional units acceptable is founded primarily on the benign impact of the proposal upon the appearance of the host building itself and upon townscape considerations The host building is of a robust character and appearance, and the lightwells will be barely visible except in immediate proximity with similar characteristics on adjacent buildings.
- 6.24. The Appeal scheme responds to and satisfies national and local design policy, and good practice, and therefore planning permission should not have been refused. The site is not identified in any audit as being a NDHA. The Appeal scheme will reinforce local distinctiveness in a legible, innovative and original way whilst, at the same time, optimising the use of the site in response to National and Development Plan policy.

7. CONCLUSIONS

7.1. The proposed lightwells would not harm the character or unity of the host building, but would provide for high priority housing units. Its proportions are acceptable beneath the form of its host building. Its form and detail, consequent upon a suitable condition upon permission and consent, can be shown to accord with the LPA guidance.

7.2. The tangible benefits of the appeal scheme are:

- A development which optimise the potential of the site providing an additional 2 residential units, contributing to meeting the housing needs of the Borough;
- Delivers the priority 2 bedroom units sought by the Development Plan

7.3. The proposed development and works respect the building's character, and the character and appearance of the area. The character of the building would not be materially diminished. Any harm which might be thought likely to result from the proposal as a whole would certainly be less than substantial harm. When weighed against the public benefits represented by the scheme, the proposal is amply justified.

7.4. For these reasons, the Appellant respectfully submit that the appeal be allowed.

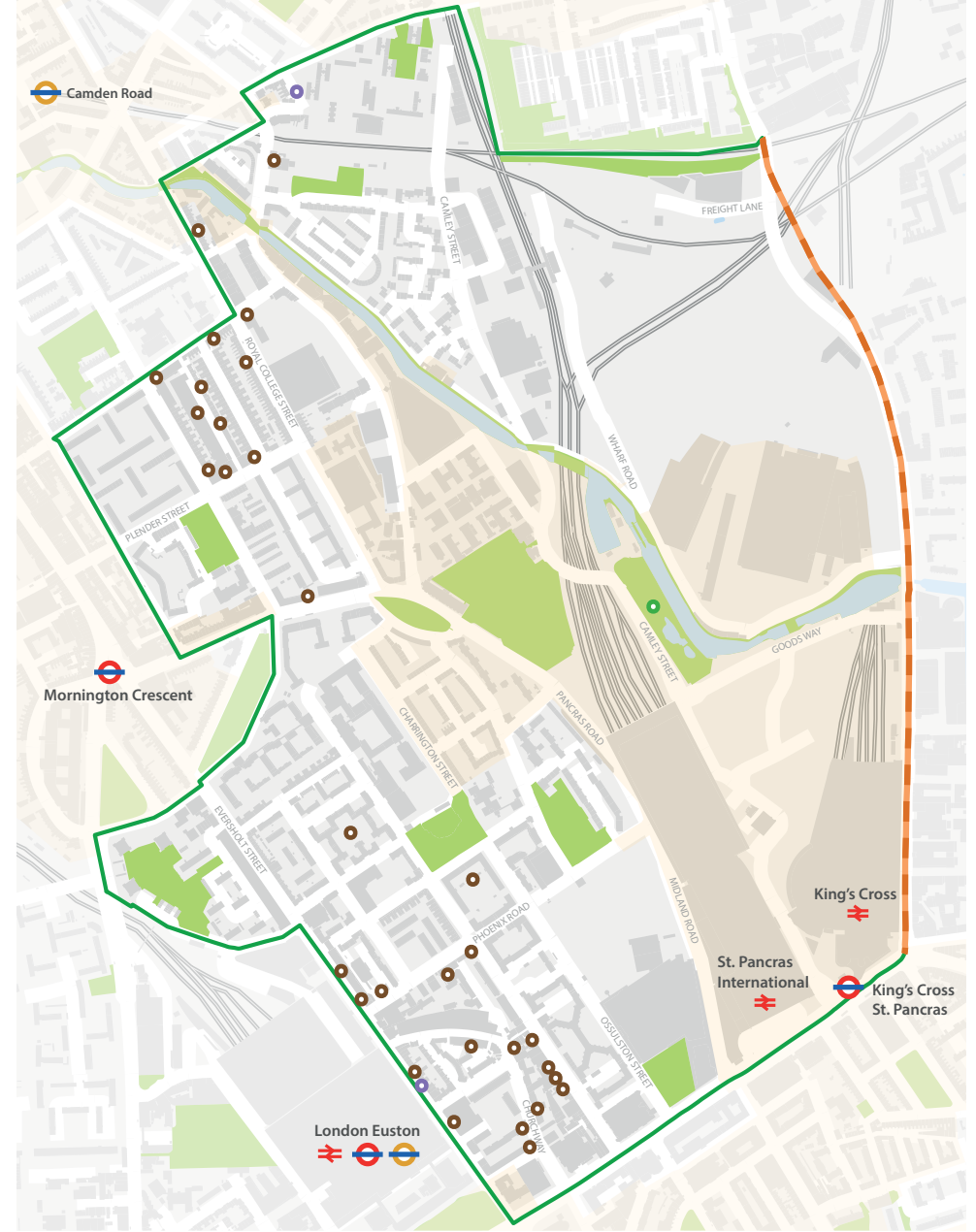
St Pancras and Somers Town

Camden's Local List








The ward map opposite shows the location of the assets identified on Camden's Local List within St Pancras and Somers Town.





(click on coloured markers to be taken to the page with details of that asset on)












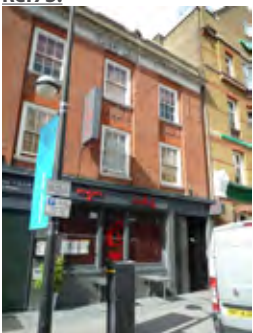
KEY:





- | | | |
|------------------------------------|-------------------|------------------|
| Building or group of buildings | Open space | Rail/Tube line |
| Natural features or landscape | Water | Ward boundary |
| Street feature or other structures | Conservation area | Borough boundary |



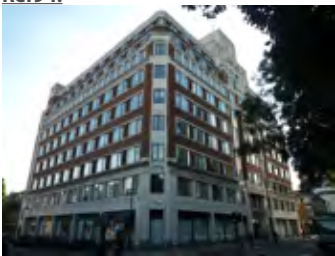


Photograph	Asset Details	Description
Ref108:  (Click here to return to the ward map)	<p>Address: St Mary's, St Anne's and St Joseph's flats, Doric Way and Drummond Crescent</p> <p>Significance: Architectural and Townscape Significance</p> <p>Asset Type: Building or Group of Buildings</p> <p>Ward: St Pancras and Somers Town</p>	<p>1930s social housing estate on Doric Way by the St Pancras Housing Association (founded as the St Pancras Home Improvement Society by Father Basil Jellicoe in 1924). The architectural quality of the three blocks of flats (St Mary's - 1930, St Ann's - 1935 and St Joseph's - 1936) is significant, especially their sculpture and ceramic decoration by the renowned Gilbert Bayes (a lot of whose work has been listed e.g. the London Fire Brigade HQ on the Albert Embankment in Lambeth of the same era) ingeniously incorporated as an integral part of the design. This estate is of a similar calibre as the contemporaneous Larkhall Estate in Clapham (by G Grey Wornum and Louis de Soissons). which is listed at Grade II.</p>
Ref109:  (Click here to return to the ward map)	<p>Address: Walker House, Polygon Road/Phoenix Road</p> <p>Significance: Architectural, Historical and Townscape Significance</p> <p>Asset Type: Building or Group of Buildings</p> <p>Ward: St Pancras and Somers Town</p>	<p>1930s London County Council housing estate. Southern block on Phoenix Road dating to 1929-30, continues the architectural approach of the listed Levita house to the south, north, east and west blocks later (1936-7) and in a more standard LCC flatted estate style. The estate has an impressively large central courtyard with well planted gardens. Many people were living in slum conditions in Somers Town and what was called Agar Town immediately to the west of Kings Cross Station, by the mid 19th century, and all of this early housing has now been replaced by later attempts to improve the conditions, either speculative, philanthropic or by local authorities. Some examples are statutorily listed, for example Levita House on Ossulston Street. Others have been included on this local list for the architectural, social and historical significance they hold for the development of this area, as well as their contribution an interesting and impressive townscape .</p>
Ref26:  (Click here to return to the ward map)	<p>Address: Golden Lion Public House, 88 Royal College Street</p> <p>Significance: Architectural and Townscape Significance</p> <p>Asset Type: Building or Group of Buildings</p> <p>Ward: St Pancras and Somers Town</p>	<p>Public House on corner of Royal College Street and Pratt Street. Existing building, in red brick with stone dressings, substantially dates to the 1890s. A striking and characterful exterior, with an eclectic mix of architectural styles. It forms a strong focal point in the townscape on its corner site and relates in townscape terms to the residential terraces on Pratt and Royal College Streets. .</p>
Ref378:  (Click here to return to the ward map)	<p>Address: 26 Crowndale Road</p> <p>Significance: Architectural and Historical Significance</p> <p>Asset Type: Building or Group of Buildings</p> <p>Ward: St Pancras and Somers Town</p>	<p>Former Old St Pancras Church House, 1896-7, a mission house and hall by C.R Baker King. Baroque doorway with figure of St Pancras by Hems, fine red brickwork with projecting drip moulds to lintels. Its angle to the street provides a visual cue to the building lines of the terraces which formerly sat to either side, which this building connected to.</p>
Ref426:  (Click here to return to the ward map)	<p>Address: 5-12 Mandela Street</p> <p>Significance: Architectural and Townscape Significance</p> <p>Asset Type: Building or Group of Buildings</p> <p>Ward: St Pancras and Somers Town</p>	<p>Palace fronted late 19th -early 20th century light industrial building. Highly decorative front elevation with prominent entrance bays. Contributes to the consistent and strong built form on the east side of the street in terms of height, building line and aspects of elevational expression, particularly fenestration. Its form also refers to the mews history, character and scale of the street. It's name, 'Selous House' recalls the former name of the street which commemorated the local artist, Henry Selous, whose painting of Queen Victoria hung in the Great Exhibition. He was uncle to Frederick Selous, big game hunter, colonialist and friend of Cecil Rhodes, and this connection led to the subsequent name change to 'Mandela Street'.</p>






Photograph	Asset Details	Description
Ref427:  (Click here to return to the ward map)	Address: 13 Mandela Street Significance: Historical and Townscape Significance Asset Type: Building or Group of Buildings Ward: St Pancras and Somers Town	Light industrial building dating to 1890, retains iron fenestration, decorative wall ties, winch joist to first floor loading bay, and decorative wall ties. Pedimented surround to main entrance with date over keystone, and cartouches above the red brickwork of the jambs with initials (EA&H?). Contributes to the consistent and strong built form on the east side of the street in terms of height, building line and aspects of elevational expression, particularly fenestration, and refers to the former functional uses in this street.
Ref428:  (Click here to return to the ward map)	Address: 19-23 Mandela Street (includes 25 Mandela Street) Significance: Architectural, Historical and Townscape Significance Asset Type: Building or Group of Buildings Ward: St Pancras and Somers Town	Late 19th C warehouses on west side of street built as furniture depository and sympathetically refurbished as offices. Creates a consistent and strong built form on the west side of the street in terms of height and building line. Materials and fenestration are typical for building of this type and period and reinforce the history of former uses and character of the street. Includes no. 25, a two storey building of residential appearance, contemporary with 19-23 and in sympathetic form and materials, mirrored by a similar structure at the northern end of no. 19-23. Also includes iron gates and granite setted crossover and yard surface which contribute to the historic industrial character of the group.
Ref429:  (Click here to return to the ward map)	Address: 40 Camden Street Significance: Architectural and Townscape Significance Asset Type: Building or Group of Buildings Ward: St Pancras and Somers Town	5-6 storey late 19th century industrial building facing Plender Street with return onto Camden Street. Of grand appearance with stone dressings used to decorative effect at windows, strong courses and cornices. Return onto secondary frontage of Mandela Street much plainer (but with red brick arches) and in keeping with the other buildings on this street. Provides a strong presence on the north side of Plender Street, and terminates the residential terrace at south end of Camden Street in complementary building line and materials. Matched by the similar 64 Pratt Street one block north.
Ref430:  (Click here to return to the ward map)	Address: 40a&b Camden Street Significance: Architectural and Townscape Significance Asset Type: Building or Group of Buildings Ward: St Pancras and Somers Town	3 storey building in red brick with classical detailing on front elevation, including giant order pilasters, pediments to windows and at roof level. Visually striking contribution to street scene which sits comfortably between the terraces to north and larger industrial building to south. Use likely to have been connected to no. 40 Plender Street/40 Camden Street.


Photograph	Asset Details	Description
Ref435:  (Click here to return to the ward map)	Address: York House, Plender Street/College Place Significance: Architectural and Townscape Significance Asset Type: Building or Group of Buildings Ward: St Pancras and Somers Town	4 story late 19th century residential block addressing the corner of Plender Street and College Street. Robust massing, curved corner bay and use of red brick dressings provide a definitive architectural statement at this corner, and it is given additional visual interest by ornamental terracotta tile panels to each floor. 3 northern bays on College Place are plainer part of the original build, and of less architectural and townscape significance.
Ref436:  (Click here to return to the ward map)	Address: 64 Pratt Street Significance: Architectural and Townscape Significance Asset Type: Building or Group of Buildings Ward: St Pancras and Somers Town	6 storey late 19th century building in red brick with stone dressings. Bold elevational design with alternating pattern to treatment of windows. Slate clad turret at roof level at Pratt Street/Camden Street corner is a feature in longer views up Camden Street and creates a visual link with the spire of All Saints Church opposite. Is a confident and assertive element in this locality - matched by the similar 40 Plender Street one block south, although it appears over-scaled in its relationship with the smaller buildings immediately to the east in Pratt Street.
Ref438:  (Click here to return to the ward map)	Address: 92-106 Pratt Street Significance: Architectural and Townscape Significance Asset Type: Building or Group of Buildings Ward: St Pancras and Somers Town	Terrace of mid 19th century 3 storey terraced houses with rusticated stucco ground floors. Forms a coherent and unaltered group, particularly at roof level and elevational treatment. Provides visual continuity with the listed terrace to the west and is surprisingly well balanced by no. 57 Pratt Street opposite.
Ref447:  (Click here to return to the ward map)	Address: 120-136 & 140 -142 (even) Royal College Street Significance: Architectural and Townscape Significance Asset Type: Building or Group of Buildings Ward: St Pancras and Somers Town	Very degraded terrace of mid 19th century townhouses, significant for their architectural type and group value particularly their unbroken roofline. Have fragments of original detailing along the terrace in the form of window architraves, ground floor rustication, iron balconettes to first floor windows and pilasters and console brackets of former shopfronts which are important in referring to the original quality of this terrace. Provides a historic setting for the contemporary listed terrace opposite and in views out of Regents Canal Conservation Area to the north.
Ref448:  (Click here to return to the ward map)	Address: 101-135 Royal College Street Significance: Architectural and Townscape Significance Asset Type: Building or Group of Buildings Ward: St Pancras and Somers Town	Terrace of mid 19th century terraced houses which continues the building line of the listed groups of early-mid 19th century terraced housing to the south. Very striking piece of townscape significant for its unaltered state and architectural consistency.

Photograph	Asset Details	Description
Ref482:  (Click here to return to the ward map)	Address: 2 Barker Drive Significance: Architectural and Townscape Significance Asset Type: Building or Group of Buildings Ward: St Pancras and Somers Town	Red brick warehouse dating to late 19th century on edge of railway cutting. This building (and the Constitution PH to the south) represents the last remnants of 19th century development in this stretch of St Pancras Way between the railway and the canal which originally comprised workers housing on both sides of the road, and a coal depot in the railway sidings to the east. The residential site to the west was cleared by the mid 1950s and this building enhances the understanding of the original character of its context, now provided by the canal, the railway viaduct and the Constitution PH to the south.
Ref62:  (Click here to return to the ward map)	Address: Grafton Chambers, Grafton Place Significance: Architectural and Townscape Significance Asset Type: Building or Group of Buildings Ward: St Pancras and Somers Town	Housing block dating from 1927, of six storeys on a small plot at the corner of Grafton Place and Churchway, in private residential use with one flat per floor. Very well considered architecture which creates a number of interesting stylistic juxtapositions - including classically rusticated brick work at ground floor level on Grafton Place frontage, stone jambs and a Arts and Crafts inspired round headed entrance way with creased tile arch on Churchway, a striking stair tower with windows openings on the diagonal which give areas of deep shadow to the elevations, a repeated pattern of narrow vertical openings at roof level, either glazed where they light a flat, as a loggia at the top of the stair tower and as vents on the wide flat chimney stack. Creates a very interesting group at this junction with Wellesley House to the north and Seymour House, opposite on Churchway.
Ref71:  (Click here to return to the ward map)	Address: Maria Fidelis RC Convent School, 34 Phoenix Road Significance: Architectural, Townscape and Social Significance Asset Type: Building or Group of Buildings Ward: St Pancras and Somers Town	Late 19th century school built to house the convent school founded in the 1830s by Abbe Carron who ministered to French exiles in the Somerstown area and opened several schools. Main school building four storey plus basement in red brick with elaborate terracotta door surround to the raised main entrance way. Adjoining is a rendered mid 19th century former house (which originally formed one of several such houses on the south side of Clarendon Square, a traditional London Square occupied unusually in the centre by a circular housing development called the Polygon). Rusticated stucco to ground floor, round arched ground floor window openings and a small gable. The school provides a good quality survival of 19th century architecture in an area of substantial change.
Ref72:  (Click here to return to the ward map)	Address: 34 to 70 Eversholt Street Significance: Architectural and Townscape Significance Asset Type: Building or Group of Buildings Ward: St Pancras and Somers Town	(64 is Listed) Early 19th C terraced houses with shops at g/f. All are 3 storey with basement. Alteration relate primarily to the ground floor (with the exception of the grade II listed (64)) general alterations some properties include rendering, replacement of windows, all 1st floor windows are set back within an arched brick frame, simple detailing above the windows. In terms of size, proportions, materials and repetition this complete section of terrace is an important part of the townscape with a collective identity.
Ref73:  (Click here to return to the ward map)	Address: 37 Chalton Street Significance: Architectural, Historical and Townscape Significance Asset Type: Building or Group of Buildings Ward: St Pancras and Somers Town	Former pub and now restaurant. This pub dates back from the early 19th C. The building has the dates 1837 to 1901 on the parapet. The windows are set back within framed columns. The overhanging parapet appears to be made of stone with simple detail to the underside. Between the 1st and 2nd floor windows there is simple brick relief pattern to provide further interest to the facade. Possible the sign part of the ground floor remains in situ but the rest has some sort of granite cladding and the sign has also got a few new additions making it difficult to date. In terms of sizing and proportions this building contributes positively towards the overall townscape of chalton street.

Photograph	Asset Details	Description
<p>Ref74:</p>  <p>(Click here to return to the ward map)</p>	<p>Address: 39 and 41 Chalton Street</p> <p>Significance: Architectural and Townscape Significance</p> <p>Asset Type: Building or Group of Buildings</p> <p>Ward: St Pancras and Somers Town</p>	<p>Pair of industrial buildings of four storeys plus basement, in stock brick with bold red brick decoration including lintels, string courses, balustrades beneath 2nd and 3rd floor windows, and grey engineering brick to plinth. 39 has winch and loading bay at first floor level. Gothic arched windows at 3rd floor level with alternating stock and red brick to create a pleasing pattern. They were formerly used as a leather works. Their visual interest adds to the lively variety and character of this street and they are a rare example of industrial buildings in this area.</p>
<p>Ref75:</p>  <p>(Click here to return to the ward map)</p>	<p>Address: 43 Chalton Street</p> <p>Significance: Architectural and Townscape Significance</p> <p>Asset Type: Building or Group of Buildings</p> <p>Ward: St Pancras and Somers Town</p>	<p>Erected between 1935 and 1953 and was used as part of 39 to 41 (industrial). The building seems to follow a art-deco style in its detailing whilst keeping the verticality and floor levels of the 39 and 41. The main entrance and stairway are set back from the main building line going south but joins with the building line going north. On the main part of the facade the elevation is framed with a overhanging parapet wall, and bracket style detailing below. Brick pilasters running down the sites with windows 1 large window flanked by 2 smaller windows on each level. The ground floor has a classic art-deco style pattern above the windows that feeds off the brick pilasters running above.</p>
<p>Ref76:</p>  <p>(Click here to return to the ward map)</p>	<p>Address: 57 Chalton Street</p> <p>Significance: Architectural and Townscape Significance</p> <p>Asset Type: Building or Group of Buildings</p> <p>Ward: St Pancras and Somers Town</p>	<p>Mid to late 19th century, 4 storey building with 5th floor built into the gable face of the pitched roof and retail at ground floor. The front elevation has an eclectic range of detailing adding to its significance as a unique addition on this street. The retail at ground floor is still in use and it retains the console brackets with a 'religious hut' above them in the corners. From 1st floor level the windows decrease in size up the building. Each window is recessed with a brick frame with key stone. The 1st floor has stilted semi circular arches. The 2nd floor has stilted depressed arches, the third has segmented arch, and the windows within the roof are a pair of smaller pointed (almost horseshoe) arches with a circular window above. The 1st, 2nd and pointed windows in the roof also have the addition of mosaic spandrels with a decorative pattern. The arches of the windows also have an alternating pattern of white and red brick. All the way up building are decorative bricks course done in band of 3 with green coloured brick in between. The lintels/sill to the 2nd and 3rd floor windows have the addition of decorative brackets. The pointed arched windows at the top has a balcony decorative metal work supported with brackets. At the 3rd floor there are corbels before coming back in for the pitched roof. The width and scale and to the few eclectic variety of Victorian buildings on this street.</p>
<p>Ref78:</p>  <p>(Click here to return to the ward map)</p>	<p>Address: 66 Churchway</p> <p>Significance: Architectural and Townscape Significance</p> <p>Asset Type: Building or Group of Buildings</p> <p>Ward: St Pancras and Somers Town</p>	<p>Mid to late 19th century 3 storey building with retail at the g/f. The g/f has substantial alterations to the main shop fronts but the console brackets remain in situ and carry along the length of the property. The side elevation (onto the alleyway part of the churchway) at 1st and 2nd floor level has been altered and so the arches above the windows and brick courses have been removed. On the main elevation the windows at second floor level are set back within a stilted brick semicircular arch with mosaiced spandrel (with repeated striped pattern with symbol in the middle). The 2nd floor windows have pointed arched again with spandrels painted plain with central possibly carved symbol (rose?). The central pair of windows are plain rectangular windows with brick lintel. The roofing has been replaced at some point but there are still brick brackets in place at certain points. This frames the churchway alley well and in townscape terms is rare piece of architecture which would have once been more prevalent.</p>

Photograph	Asset Details	Description
Ref82:  (Click here to return to the ward map)	Address: 138 to 186 Eversholt Street Significance: Architectural and Townscape Significance Asset Type: Building or Group of Buildings Ward: St Pancras and Somers Town	Group of 3 storey 18th C residential properties with basement. Iron railing to g/f, rustication to g/f. Sash windows set with rectangular frame, further set within semi circular arched frame, extruded sill with decorative iron railings. Group value and contribution townscape in terms of height, repetition/materials.
Ref83:  (Click here to return to the ward map)	Address: 162 Eversholt Street Significance: Architectural, Townscape and Social Significance Asset Type: Building or Group of Buildings Ward: St Pancras and Somers Town	19th Century Public House. Similar in form to neighbouring residential properties. Later applications of paint have been added to the detailing. Broken arched pediment to the raise parapet wall. Sill and lintel courses to 1st and 2nd floor windows. 1st floor windows have arched frames with key stone feature. Stucco detailing has been added to 1st floor windows. Landmark as pub, contribution to the rest of the block, historical significance due to its age.
Ref94:  (Click here to return to the ward map)	Address: Euston House, Eversholt Street Significance: Architectural and Townscape Significance Asset Type: Building or Group of Buildings Ward: St Pancras and Somers Town	This 20th century (post 1935) commercial building is a bold and well articulated art-deco building which forms a landmark because of its scale and materials on Eversholt Street, and has elevations also on Doric Way and Lancing Street. It gives an idea as to how William Hamlyn (London, Midland & Scottish Railway Chief Architect and co-architect with A.V. Neal of this building) might have redeveloped Euston Station had their plans not been interrupted by the Second World War.
Ref660:  (Click here to return to the ward map)	Address: Wellesley House, Eversholt Street Significance: Architectural and Townscape Significance Asset Type: Building or Group of Buildings Ward: St Pancras and Somers Town	Early 20th century London County Council housing development by E.H. Parkes, running through a plot between Eversholt Street and Churchway, and approached by Wellesley Place. Has arts and crafts details such as the expressed chimney stacks on gable ends, render on upper storeys and on gable, horizontal casement windows to top storey. Contributes to good townscape group at Churchway end in particular where it is seen with Grafton Chambers and Seymour House, opposite.
Ref661:  (Click here to return to the ward map)	Address: 42 Phoenix Road Significance: Architectural, Townscape and Social Significance Asset Type: Building or Group of Buildings Ward: St Pancras and Somers Town	Opened in 1931 as the Margaret Club and Day Nursery for mothers and children; well detailed in a free Regency style, with tall thin canted oriel windows with swept roofs, and arched ground floor windows.

Photograph	Asset Details	Description
Ref664:  (Click here to return to the ward map)	Address: Seymour and Winsham, Churchway Significance: Architectural, Historical and Townscape Significance Asset Type: Building or Group of Buildings Ward: St Pancras and Somers Town	Social Housing blocks built by the London County Council Housing Branch to designs by E.H. Parkes, built 1899-1900. Red brick blocks with attractive detailing in an arts and crafts style including rendering at top floor level with rows of casement windows. Many people were living in slum conditions in Somers Town and what was called Agar Town immediately to the west of Kings Cross Station, by the mid 19th century, and all of this early housing has now been replaced by later attempts to improve the conditions, either speculative, philanthropic or by local authorities. Some examples are statutorily listed, for example Levita House on Ossulston Street. Others have been included on this local list for the architectural, social and historical significance they hold for the development of this area, as well as their contribution an interesting and impressive townscape .
Ref665:  (Click here to return to the ward map)	Address: St Joans House, Phoenix Road Significance: Architectural, Historical and Townscape Significance Asset Type: Building or Group of Buildings Ward: St Pancras and Somers Town	Post WW2 housing block in estate, on north side of Phoenix road. Small block of 4 (part 3) storeys plus attic storey in pretty neo-georgian style, with splayed iron railings to small balconies, and central projecting bay. Many people were living in slum conditions in Somers Town and what was called Agar Town immediately to the west of Kings Cross Station, by the mid 19th century, and all of this early housing has now been replaced by later attempts to improve the conditions, either speculative, philanthropic or by local authorities. Some examples are statutorily listed, for example Levita House on Ossulston Street. Others have been included on this local list for the architectural, social and historical significance they hold for the development of this area, as well as their contribution an interesting and impressive townscape .
Ref666:  (Click here to return to the ward map)	Address: St Michaels flats, St Anthony's flats, St Francis' House, St George's House, St Christopher's House, St Nicholas's Flats, north of Aldenham Street Significance: Architectural, Historical, Townscape and Social Significance Asset Type: Building or Group of Buildings Ward: St Pancras and Somers Town	St Pancras Housing Association scheme, planned in 1929 when it was described as a 'miniature garden city'. The stock brick blocks have very high quality detailing including a range of balcony types with iron railings, brickwork or rendered fluted balustrades; coloured ceramic roundels on St Anthony's flats, decorative finials on the drying yard posts at St Nicholas' flats in the form of galleons (elsewhere previously were also dolphins and four and twenty blackbirds). The setting is also very grand, with gardens and forecourts enclosed by very decorative gates and railings. Many people were living in slum conditions in Somers Town and what was called Agar Town immediately to the west of Kings Cross Station, by the mid 19th century, and all of this early housing has now been replaced by later attempts to improve the conditions, either speculative, philanthropic or by local authorities. Some examples are statutorily listed, for example Levita House on Ossulston Street. Others have been included on this local list for the architectural, social and historical significance they hold for the development of this area, as well as their contribution an interesting and impressive townscape .
Ref259:  (Click here to return to the ward map)	Address: Camley Street Natural Park, 12 Camley Street Significance: Historical, Townscape and Social Significance Asset Type: Natural Features or Landscape Ward: St Pancras and Somers Town	Although Camley Street Nature Park only opened in 1985 it is a legacy of the pioneering conservation projects set up by the GLC's London Ecology Unit. Situated adjacent to the Regent's Canal, from Victorian times until 1960s the site was used as a coal depot, but then became derelict. Acquired by the GLC in 1981 for a lorry park, local people successfully lobbied against this with the London Wildlife Trust. As a result it became a community nature park, attracting a diverse range of wetland species of flora and fauna. It contains woodland, marshland, reed beds around a pond, wild flower meadow and garden area.
Ref466:  (Click here to return to the ward map)	Address: Granite setted carriageway - Agar Place Significance: Architectural, Historical and Townscape Significance Asset Type: Street Feature or other Structures Ward: St Pancras and Somers Town	Intact granite setted street surface including gutters and kerbs.

Photograph	Asset Details	Description
<p>Ref99:</p>  <p>(Click here to return to the ward map)</p>	<p>Address: Post Box - Eversholt Street</p> <p>Significance: Architectural, Historical and Townscape Significance</p> <p>Asset Type: Street Feature or other Structures</p> <p>Ward: St Pancras and Somers Town</p>	<p>This is an Elizabeth II double pillar box, identified by the ornate lettering cast into the door 'E II R' which is set below a crown. Following their introduction to Britain in 1852, pillar boxes (letter boxes) have over the years had a variety of different designs, changing in colour, size, shape and features with several attempts being made to establish a 'standard' approach. In 1879 a standard design was introduced taking the form of a cylindrical pillar with a round cap and horizontal aperture under a protruding cap with front opening door and black painted base. Whilst other designs have been trialled since, this distinctive design has stood the test of time. Pillar boxes are an important part of the townscape due to their function but also as they act as local landmark and way finding feature because their iconic design is so recognisable</p>