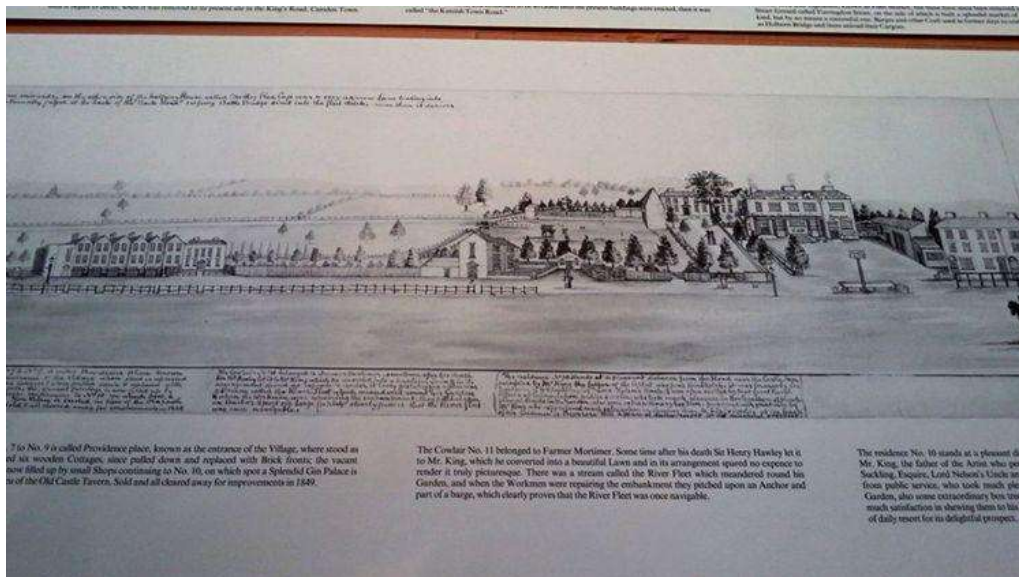


## 2016/2153/P: 111 Kentish Town Road London NW1 8PB

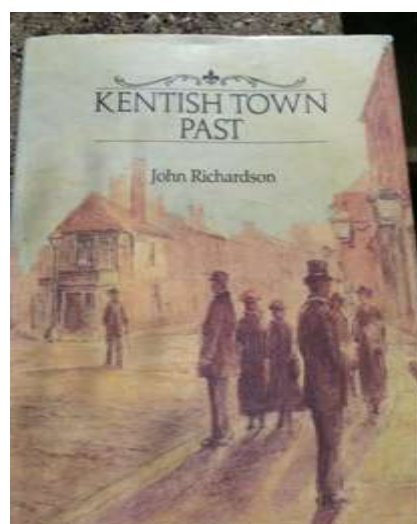
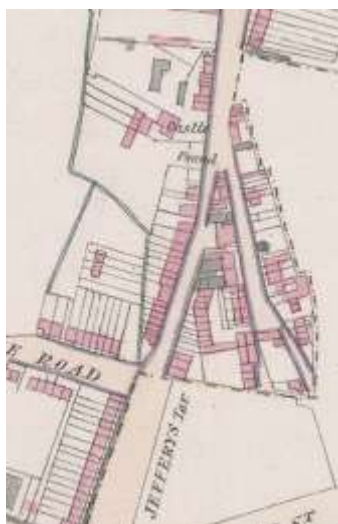
### Heritage and design

The site is sensitive for historic and architectural reasons. The site is adjacent to Rochester and Jeffreys conservation areas, St Andrew's Grade II listed and several locally listed buildings. Kentish Town Road at this point is long-established. The curve of the building line, which makes the site plan irregular, reflects the curve of road downwards (south) to meet the Fleet, which it crossed (probably forded) at this point.

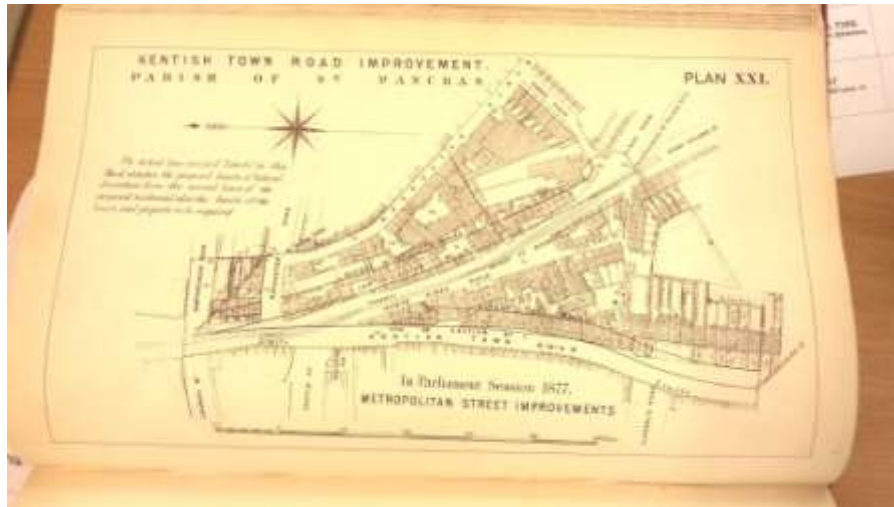
The site, before it was built on, is shown in a View of around 1800 in King's Panorama. From left to right: the row called 'Providence Place; open frontage [the Site] with the River Fleet running behind; eighteenth century building (currently No 133, a restaurant, Locally List ref 381), Mr King's house and lawn; and the Castle.



This part of Kentish Town Road was built up in the nineteenth century. It is shown on the cover of Richardson's history of Kentish Town:



The road was widened on the east side in the 1880s, while the plots on the west side [site] were unchanged:



Nos 111 – 117 Kentish Town Road together form a set of three-storey houses over shops, with prominent gables, dormers, slate roofs and chimneys. They open directly onto the pavement, without front area or basement. All are built of red brick, (although No 117 unfortunately painted) and original sash windows at No 115. Shops have side entrances to the accommodation above:



The rear back garden wall is at an angle, along the line of the service road and the River Fleet beneath. It has recently been rebuilt in red brick, but has had also timber fencing that is higher (it is >2m) than permitted.

There is a back extension on two floors for the house, with faux-slate roof, and a single storey extension for the side (a feature of the site shape). Other houses have irregular back extensions. The situation of the garden is not evident.



### **Kentish Town Centre**

The site stands in the Kentish Town Centre, and designated for retail. CPG5 states the net loss of shopping floorspace (A1) will be resisted. The shop units appear to be viable, and there are two independent trader restaurants of high quality nearby. Creating a ground-floor back flat would make the shop liable to being ‘taken-over’ (perhaps illegally) for further living-space.

### **The proposed extension –**

Camden’s planning guidance:

- Extensions should be subordinate to the original building in terms of scale and situation.
- Rear extensions that are insensitively or inappropriately designed can spoil the appearance of a property

### **Comment**

- further development cannot be considered ‘secondary’ to the original building, as there are already extensions and the proposal is a substantial further addition.
- the proposed large glass doors and windows do not respect and preserve the original design, style and proportions of the nineteenth century building;
- the existing (1999) back extension is inappropriately two storeys high, which diminishes the rear elevation compared with the neighbouring house;
- the extension would not respect and preserve the historic ratio of built to unbuilt space, as it would extend over much of the remaining garden and reduce the garden amenity.

A more sensitive restoration of this nineteenth century building is indicated.