

## 5.0 THE PROPOSED DEVELOPMENT (CONTD.)



Fig. 5.5: Sixth Floor Plan.

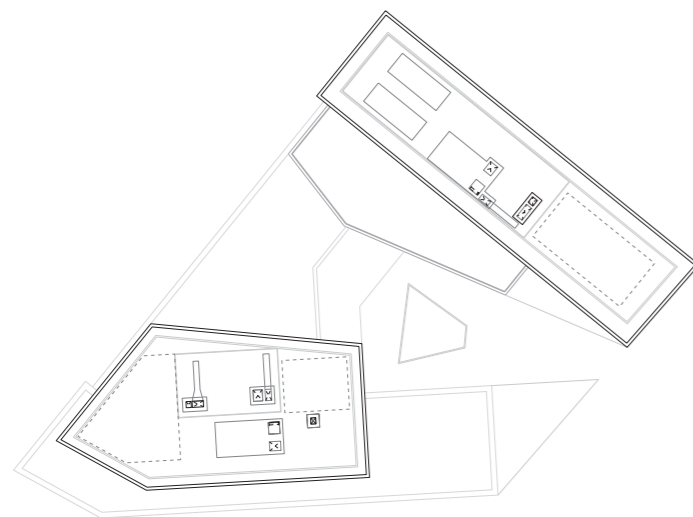


Fig. 5.6: Roof Plan.

block is a product of achieving elegance while also creating well appointed apartments. The two blocks enlarge towards the north, creating a courtyard, and upward extension by a further floor, in the case of the lower block, set back such that it is not visible in the southerly views.

- 5.4 The materiality of the blocks is of a landscape format brickwork within a stone grid. The fenestration takes the approach of 'hole in the wall' with openings between substantial piers. Both street elevations provide a composed rhythm of balconies, single and double-set windows with the end balconies forming open corners. There is a calm, horizontal emphasis to these facades, which responds to the horizontality of the station facades. The substantial vertical piers modify this horizontality and bring it into balance with the human scale and proportion.
- 5.5 The building heights respond to context, as can be seen in the contextual elevations. Its two wings are of similar storey heights as the neighbouring buildings to the north but are higher owing to more generous floor to ceiling heights. The increased height is appropriate as a development adjacent to a station and at an important road junction.
- 5.6 The acceptability of a more prominent building on this site, therefore, is the combination of its overall high level of design quality, the sky space created between its two elements and their balanced composition. This Consultancy is confident in recommending its acceptance.
- 5.7 Further comment on the design quality of the proposal is set out in the visual assessments in section 8.0.

## 6.0 PLANNING POLICY BACKGROUND

### Introduction

6.1 The proposed development is subject to planning policy and guidance at national, regional and local levels. This Chapter outlines the policies relevant to the proposed development and their consideration in this THVA. In particular, policies regarding urban design and townscape, heritage and conservation, and views are relevant.

### POLICY

#### National Planning Policy Framework, 2012

6.2 The National Planning Policy Framework (NPPF) contains the Government's planning policies for England. Within the NPPF guidance is provided on a number of key issues which relate to the delivery of sustainable development. Of these key issues, 'Requiring good design' and 'Conserving and enhancing the historic environment' relate directly to townscape and heritage, and are therefore examined in the following sections.

#### Requiring good design

6.3 Section 7 of the NPPF recognises good design 'as a key aspect of sustainable development' which 'is indivisible from good planning, and should contribute positively to making places better for people'.

6.4 Guidance contained within paragraph 58 of this section states that planning decisions should aim to ensure that developments:

- "will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- are visually attractive as a result of good architecture and appropriate landscaping".

6.5 The policy adds that "great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area".

#### 6.6 Response:

The design produced by Piercy & Company architects is a good example of how all of the requirements of section 7 of the NPPF can be incorporated within a single development, when a sensitive, iterative design approach responds to the needs of the site. In particular, the proposed design will help raise the standard of design in this part of Camden and, in accordance with policy, great weight should be placed on this.

#### Conserving and enhancing the historic environment

6.7 Paragraphs 126-141 of the NPPF set out national level guidance on the conservation and preservation of the historic environment. Paragraph 126 states that "local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

6.8 Paragraph 128 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 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."

6.9 In relation to the impact of a proposed development on a designated heritage asset, paragraph 132 reads: "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."

#### 6.10 Response:

The proposals have been assessed in full in Chapter 7.0 of this report with regard to their effect on the settings of conservation areas, listed buildings and non-designated heritage assets respectively. While the proposed buildings are visible from a very limited number of historic areas and in relation to very few heritage assets, they do not prevent an appreciation of the latter. The high quality and sensitive design of the proposals will constitute a beneficial addition to them.

#### The London Plan (2015), Spatial Development Strategy for London, Consolidated with Alterations since 2011

6.11 The following section outlines the key policies related to the site in the London Plan under the categories of urban design and townscape and heritage and conservation. Policies relevant to this development are listed below under three distinct categories:

#### 6.12 Urban Design and Townscape: Policies 7.4, 7.5, 7.6, 7.7:

7.4A Development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area's visual or physical connection with natural features. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establishing an enhanced character for the future function of the area.

7.4B Buildings, streets and open spaces should provide a high quality design response that: a) has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass; b) contributes to a positive relationship between the urban structure and natural landscape features, including the underlying landform and topography of an area; c) is human in scale, ensuring buildings create a positive relationship with street level activity and people feel comfortable with their surroundings; d) allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area; e) is informed by the surrounding historic environment.

7.5 London's public spaces should be secure, accessible, inclusive, connected, easy to understand and maintain, relate to local context, and incorporate the highest quality design, landscaping, planting, street furniture and surfaces.

7.6A Architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape. It should incorporate the highest quality materials and design appropriate to its context.

## 6.0 PLANNING POLICY BACKGROUND (CONTD.)

- 7.6B *Buildings and structures should: a) be of the highest architectural quality; b) be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm; c) comprise details and materials that complement, not necessarily replicate, the local architectural character; d) not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. This is particularly important for tall buildings; e) incorporate best practice in resource management and climate change mitigation and adaptation; f) provide high quality indoor and outdoor spaces and integrate well with the surrounding streets and open spaces; g) be adaptable to different activities and land uses, particularly at ground level; h) meet the principles of inclusive design; i) optimise the potential of sites.*
- 7.7E *The impact of tall buildings proposed in sensitive locations should be given particular consideration. Such areas might include conservation area, listed buildings and their settings, registered historic parks and gardens, scheduled monuments, battlefields, the edge of the Green Belt or Metropolitan Open Land, World Heritage Sites or other areas designated by boroughs as being sensitive or inappropriate for tall buildings.'*
- 6.13 **Response:**
- The design has been assessed at section 5.0 of this report. It is a well-considered scheme which has regard to the nearby urban structure and responds to it through a variety of building forms, using differing but related materials. The development is designed to respond positively to principles of high quality urban design and townscape, including those set out in the London Plan policies. The design of the development has grown out of a full assessment of the context into which it would be placed.
- 6.14 **Heritage and Conservation: Policies 7.8 and 7.9:**
- 7.8A *London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.*
- 7.8C *Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.*
- 7.8D *Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.*
- 7.9A *Regeneration schemes should identify and make use of heritage assets and reinforce the qualities that make them significant so they can help stimulate environmental, economic and community regeneration. This includes buildings, landscape features, views, Blue Ribbon Network and public realm.*
- 7.9B *The significance of heritage assets should be assessed when development is proposed and schemes designed so that the heritage significance is recognised both in their own right and as catalysts for regeneration. Wherever possible heritage assets (including buildings at risk) should be repaired, restored and put to a suitable and viable use that is consistent with their conservation and the establishment and maintenance of sustainable communities and economic vitality.*
- 6.15 **Response:**
- The development has been designed in the context of policy relating to the significance of designated and non-designated heritage assets. Its potential impacts and likely effects on heritage assets have been fully tested in detail in this THVA. Effects on heritage assets are discussed in detail in Chapter 7.0 of this document and illustrated in views agreed with LBC in Chapter 8.0.
- Camden Core Strategy, 2010**
- 6.16 Camden's Core Strategy was published in 2010 and it sets out the key elements of the Council's planning vision and strategy for the borough. The core strategy along with the LDF replaces the Unitary Development Plan (2006).
- Section 3 – a sustainable and attractive Camden – Tackling climate change and improving and protecting Camden's environment and quality of life.**
- 6.17 **Policy CS14** deals with promoting high quality places and conserving heritage. The council will ensure that Camden's places and buildings are attractive, safe and easy to use by:
- requiring development of the highest standard of design that respects local context and character;
  - 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;
  - promoting high quality landscaping and works to streets and public spaces;
  - 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.
- 6.18 **Response:**
- The client has engaged reputed architects Piercy & Company for this scheme. It is one of high architectural quality having gone through a robust iterative design process during which the author of this document provided reviews of the scheme, and advice on the impact on local townscape receptors including heritage assets and views. The design is also the resultant of five pre-application meeting discussions with Camden's planning officers during which feedback was gathered and addressed accordingly.
- Camden Development Policies**
- 6.19 The Local Development Framework (LDF) was published in 2010 and included the Camden Development Policies which contribute towards delivering Camden's Core Strategy by setting out detailed planning policies.
- Section 3 – Promoting High Quality Places and Conserving our Heritage**
- 6.20 **DP24** Securing high quality design: Policy DP24 is to secure high quality design requiring all developments to be of the highest standard and to consider the following:
- character, setting, context and the form and scale of neighbouring buildings;
  - the character and proportions of the existing building, where alterations and extensions are proposed;
  - the quality of materials to be used;
  - the provision of visually interesting frontages at street level;
  - the appropriate location for building services equipment;
  - existing natural feature, such as topography and trees;
  - the provision of appropriate hard and soft landscaping including boundary treatments;
  - the provision of appropriate amenity space; and
  - accessibility.
- 6.21 **Response:**
- The design team have considered all the above criteria during the design process. The resultant scheme is one of high quality design which respects and enhances its current context.

## 6.0 PLANNING POLICY BACKGROUND (CONTD.)

6.22 **DP25** Conserving Camden's heritage: Policy DP25 seeks to conserve Camden's heritage. It states that 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 conservation area and which provide a setting for Camden's architectural heritage.

6.23 **Response:**

The development site does not fall within a conservation area, however, the effects of the development on conservation areas some distance away are discussed in Chapter 7.0 of this document. It concludes that while the development constitutes an enhancement to the area and its surroundings, it has no effect on the character and appearance of conservation areas, and only a marginal effect on their settings.

6.24 Policy DP25 also states in the case of listed buildings; to preserve or enhance the borough's listed buildings, the Council will:

a) prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;

b) 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

c) not permit development that it considers would cause harm to the setting of a listed building.

6.25 **Response:**

The site itself is not a listed building, but is adjacent to the Grade II listed station. The effect on the setting of the listed building and others, distant from the site is dealt with in Chapter 7.0. It is concluded that the proposed development constitutes an enhancement to the setting of the former and has no effect on the setting of the latter.

GUIDANCE

**Planning Practice Guidance, 2014**

6.26 The Planning Policy Guidance was launched in March 2014 and is a web-based resource that provides a link between the NPPF and relevant planning practice guidance, as well as between different categories of guidance.

**Design**

6.27 The section on design provides guidance on the importance of good design, what a well designed place is and how buildings and the spaces between them should be considered.

Paragraph 02 states that good design should:

- ensure that development can deliver a wide range of planning objectives;
- enhance the quality buildings and spaces, by considering amongst other things form and function; efficiency and effectiveness and their impact on well being
- address the need for different uses sympathetically.

A well designed place is considered in Paragraph 15 to:

- be functional
- support mixed uses and tenures
- include successful public spaces
- be adaptable and resilient
- have a distinctive character
- be attractive; and
- encourage ease of movement

In considering how buildings and the spaces between them should be, the following need to be taken into consideration:

- layout – the way in which buildings and spaces relate to each other
- form – the shape of buildings
- scale – the size of buildings
- detailing – the important smaller elements of buildings and spaces
- materials – what a building is made from

6.28 **Response:**

The Planning Practice Guidance provides a commentary on what is considered to be good design and how it may be achieved. It is considered that the architects have thoughtfully, and appropriately, addressed these points and have produced a high quality design that responds to its context.

**Conserving and enhancing the Historic Environment**

6.29 Paragraph 13 provides guidance on what is the setting of a heritage asset and how should it be taken into account. It states 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.*

*Setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.*

*The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.*

*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. This will vary over time and according to circumstance.*

*When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation.*

6.30 **Response:**

The Planning Practice Guidance provides more substance to the policies included in the NPPF, particularly on the setting of heritage assets. The settings of all heritage assets potentially affected by the proposed development, and their significance, have been fully assessed in this document, in Section 7.0.



6.0 PLANNING POLICY BACKGROUND (CONTD.)

**Historic England (formerly English Heritage), Seeing the History in the View (May 2011)**

6.31 This document 'presents a method for understanding and assessing significance within views', and can be applied to 'any view that is significant in terms of its heritage values'. It advocates a qualitative approach to the identification of those views which display features of heritage significance, and provides a methodology by which to assess the impact of proposed new development upon such views.

The document outlines the following five steps (collectively called a Phase B Assessment):

1. Identifying the importance of the assets and the view;
2. Assessing the magnitude of the impact on individual heritage assets;
3. Assessing the magnitude of the cumulative impact of proposals on heritage;
4. Determining the overall impact;
5. Identifying ways of mitigating the development impact.

6.32 **Response:**

The methodology set out in Chapter 2.0 of this THVA draws on similar principles to those set out in the English Heritage publication, and draws upon it where relevant. The methodology used in this THVA is, however, the Consultancy's own and also draws on other relevant publications.

**Historic England (formerly English Heritage) Planning Note 3: The Setting of Heritage Assets, 2015**

6.33 This document sets out Historic England's guidance on managing change within the setting of heritage assets by offering thorough advice on the definition of setting as well as explaining the process of assessing the implications of change within a setting.

The document firstly makes the distinction between the relationship of setting to curtilage, character and context before discussing the extent of setting and the relationship between views and setting. Paragraph 5 states that "the contribution of setting to the significance of a heritage asset is often expressed by reference to views, a purely visual impression of an asset or place which can be static or dynamic, including a variety of views of, across, or including that asset, and views of the surroundings from or through the asset, and may intersect with, and incorporate the settings of numerous heritage assets."

Paragraph 8 expands further stating that particular views may be identified and protected by local planning policies and guidance. This does not mean that additional views or other elements or attributes of setting do not merit consideration.

Paragraph 9 states that: "Setting is not a heritage asset, nor a heritage designation, though land within a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset. This depends on a wide range of physical elements within, as well as perceptual and associational attributes, pertaining to the heritage asset's surroundings."

Paragraph 9 expands further, stating that:

*"Cumulative Change*

*Where the significance of a heritage asset has been compromised in the past by unsympathetic development affecting its setting, consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset.*

*Change over Time*

*Settings of heritage assets change over time. Understanding this history of change will help to determine how further development within the asset's setting is likely to affect the contribution made by setting to the significance of the heritage asset. Settings of the heritage asset which closely resemble the setting in which the asset was constructed are likely to contribute to significance but settings which have changed may also themselves enhance significance."*

In setting out the process by which development proposals affecting the setting of a heritage asset may be assessed, paragraph 12 recommends the following steps:

1. Identify which heritage assets and their settings are affected;
2. Assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);
3. Assess the effects of the proposed development, whether beneficial or harmful, on that significance;
4. Explore the way maximising enhancement and avoiding or minimising harm;
5. Make and document the decision and monitor outcomes.

These steps are considered in more detail in paragraphs 13-31.

6.34 **Response:**

The advice produced by Historic England has been incorporated into the consultancy's methodology for assessment of the proposed development's effects on heritage assets and their settings, in particular within Section 7.0 of this THVA.

**Camden Planning Guidance**

6.35 Camden's Planning Guidance (CPG) supports the policies in the LDF and is consistent with the Core Strategy and forms a supplementary planning document (SPD). It was originally adopted in April 2011 and later updated in September 2013; it replaces the Camden Planning Guidance of 2006.

**CPG 1 - Design**

6.36 CPG 1 covers aspects of design which include

6.37 Section 2 is concerned with design excellence and states that schemes should consider:

- the context of a development and its surrounding area;
- the design of the building itself;
- the use of the building;
- the materials use; and
- public spaces.

6.38 **Response:**

The design process for the proposed development has followed the above stated design principles, and has achieved a balanced outcome appropriate to the particular site and its location, and in line with the requirements of the Borough Plan.

6.39 **Conclusions**

It is concluded that the development satisfies all policy matters which are national, regional and local, regarding design and heritage.



## 7.0 ASSESSMENT OF HERITAGE EFFECTS

### CONSERVATION AREAS

#### Introduction

7.1 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended places a statutory duty on any new development to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

7.2 The map at fig.7.1 shows the location of the site in relation to the nearby conservation areas. Conservation areas that are considered in the chapter are:

- Eton Conservation Area and Parkhill (south) Conservation Area
- Regents Canal Conservation Area

7.3 The Primrose Hill, West Kentish Town and the northern part of Parkhill Conservation Areas are not assessed owing to the limited inter-visibility with the proposed development.

7.4 The history and descriptions of the character and appearance of the three conservation areas likely to be affected are set out in detail in conservation area appraisals produced by Camden. The key points relevant to the proposals have been summarized in this section.



Fig.7.1: Map identifying conservation areas; the site is outlined in red.



7.0 ASSESSMENT OF HERITAGE EFFECTS (CONTD.)  
 CONSERVATION AREAS (CONTD.)

**Eton and Parkhill Conservation Area**

7.5 The Eton Conservation Area was originally designated in 1973 and has been extended several times, most recently in 2002. The conservation area is located in the triangle of land between Haverstock Hill and Adelaide Road. The land was historically owned by Eton College and was first developed in the early 19<sup>th</sup> century following an Act of Parliament in 1826 authorising the College to grant building leases for lots of “no less than half an acre for the erection of single or double detached villas”. Although slow to develop, by the mid 1850s building had commenced with large villas set back from Haverstock Hill and serviced from Eton College Road. Later 19<sup>th</sup> century development was formed of smaller villas along Provost Road and Eton Road around St Saviour’s Church which was constructed in 1856. We have included the ‘tail end’ of Parkhill Conservation Area with Eton as that part has the same character.

7.6 The character and appearance of the conservation area is derived from large detached or semidetached 19<sup>th</sup> century villas set back from the road with mature trees and planting. Building materials tend to be stock brick or stucco and slate roofs and detailing is relatively simple in style. The characteristic that unifies the conservation area is the broad consistency of plot size, frontage relationship and general form and massing of building. There is a substantial amount of planting, but this is mainly in front gardens rather than on the streets. St Saviour’s Church acts as a unifying element and focus for the conservation area. The Adventist Church in Parkhill Conservation Area has minor landmark role at a bend in Haverstock Hill.

**Effect**

7.7 The only position in relation to the conservation area from where the development may be glimpsed in alongside Nos 2 and 3 Eaton College Road (see page 26). This will not affect the setting of the conservation area, nor significant views from it. In regard to the Parkhill Conservation Area only the southern tip is affected, from where the development will be visible alongside the Adventist Church. This constitutes a view out of the conservation area to which its character and appearance is not dependent. It is, however, a view which will be enhanced on account of the high quality design

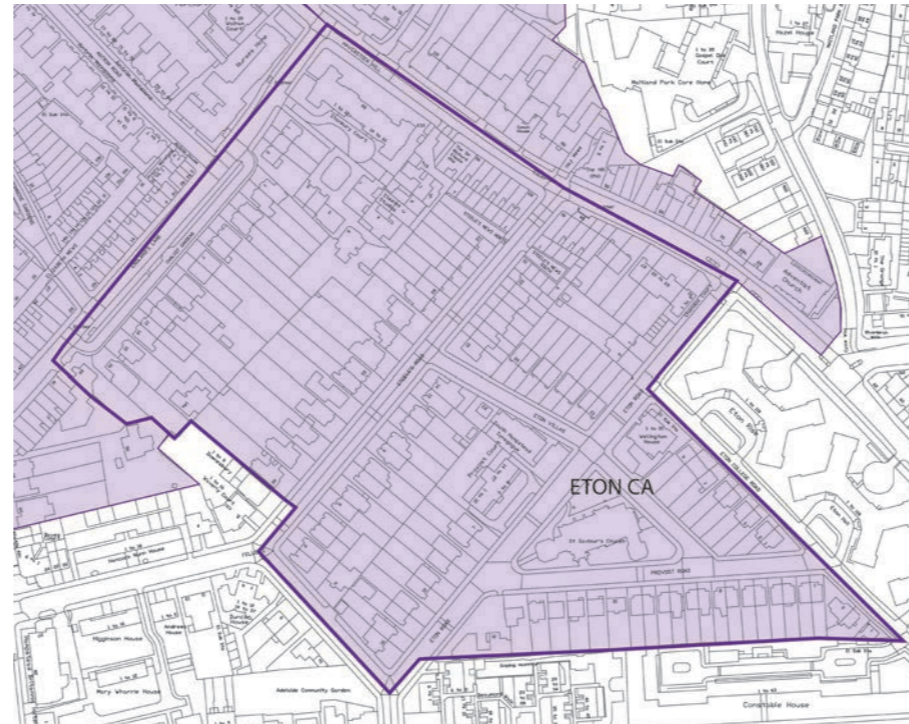


Fig. 7.2: Map showing Eton Conservation Area in more detail.



Fig. 7.3: View from Eton Villas looking south east.



Fig. 7.4: View from Eton Road looking east along Provost Road.



Fig. 7.5: View from the junction of Eton College Road and Provost Road, looking west.



## 7.0 ASSESSMENT OF HERITAGE EFFECTS (CONTD.)

### CONSERVATION AREAS (CONTD.)

#### Regents Canal Conservation Area

- 7.8 The Regents Canal Conservation Area was first designated in 1974. The boundaries have been amended several times, most recently in 2004. The conservation area extends along the Regents Canal from the Roundhouse to Kings Cross.
- 7.9 The character and appearance of the conservation area derives from the industrial past of the canal. The canal itself winds its way through the borough and is largely hidden within the townscape owing to it being located in shallow cuttings and canal side development which restricts views towards the canal. Many of the industrial buildings and structures are fine examples of their type, illustrating styles of engineering construction characteristic of the 19<sup>th</sup> and 20<sup>th</sup> centuries. Although the canal side is a continuous area of open space, it is not perceived as such because of its twisting route. Narrow strips of planting soften its edges and provides contrast to the brick warehouses and retaining walls which line its route.

#### Effect

- 7.10 There would be kinetic views of the development from the northern boundary of the conservation area as the viewer moves towards it along the southern pavement of Chalk Farm Road, as far east as the junction with Harwood Street. It would be seen from there in combination with glimpses of the existing station. Further to the west in this kinetic experience, the development will be seen alongside the Grade II\* listed Roundhouse, which stands at the western end of the conservation area. The high quality of the design and its balanced composition, would add beneficially to the townscape forming the setting of both the conservation area and the listed Roundhouse. Further assessment on the setting of the Roundhouse is found at the Listed Building section (7.17 and 7.18) of this report. Its effect on the conservation area, however, would be neutral.

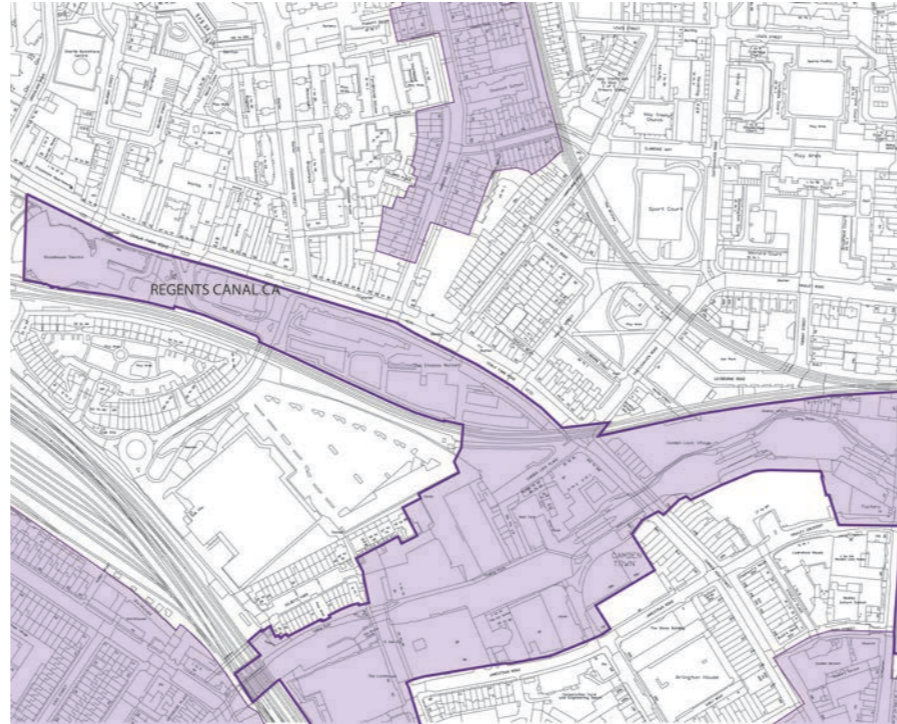


Fig. 7.6: Map showing the part of Regents Canal Conservation Area closest to the site.



Fig. 7.7: View of the canal from beneath Camden High Street, looking south-east.



Fig. 7.8: Camden lock, looking south-west.



Fig. 7.9: View from Camden Lock, looking north-east towards Camden High Street.



## 7.0 ASSESSMENT OF HERITAGE EFFECTS (CONTD.)

### LISTED BUILDINGS

#### Introduction

7.11 This section takes into consideration the Planning (Listed Buildings and Conservation Areas) Act Section 66. This states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The plan at Fig 7.10 identifies the listed buildings surrounding the development site and their status, whether grade I, II\* or II. List entry descriptions are contained within Appendix 3.

7.12 The following designated heritage assets have been studied to determine the effect of the proposed development on their settings. In deciding which heritage assets to study, consideration has been given to their proximity to the site, clear visual connection between them and the site and their relative significance. There is not considered to be any discernible effect on the other listed buildings. The descriptions within this section are drawn from a number of sources including listed building descriptions sourced from Historic England.

#### Listed Buildings:

1. Chalk Farm Underground Station (Grade II)
2. 2 and 3 Eton College Road (Grade II)
3. The Roundhouse, Chalk Farm Road (Grade II\*)

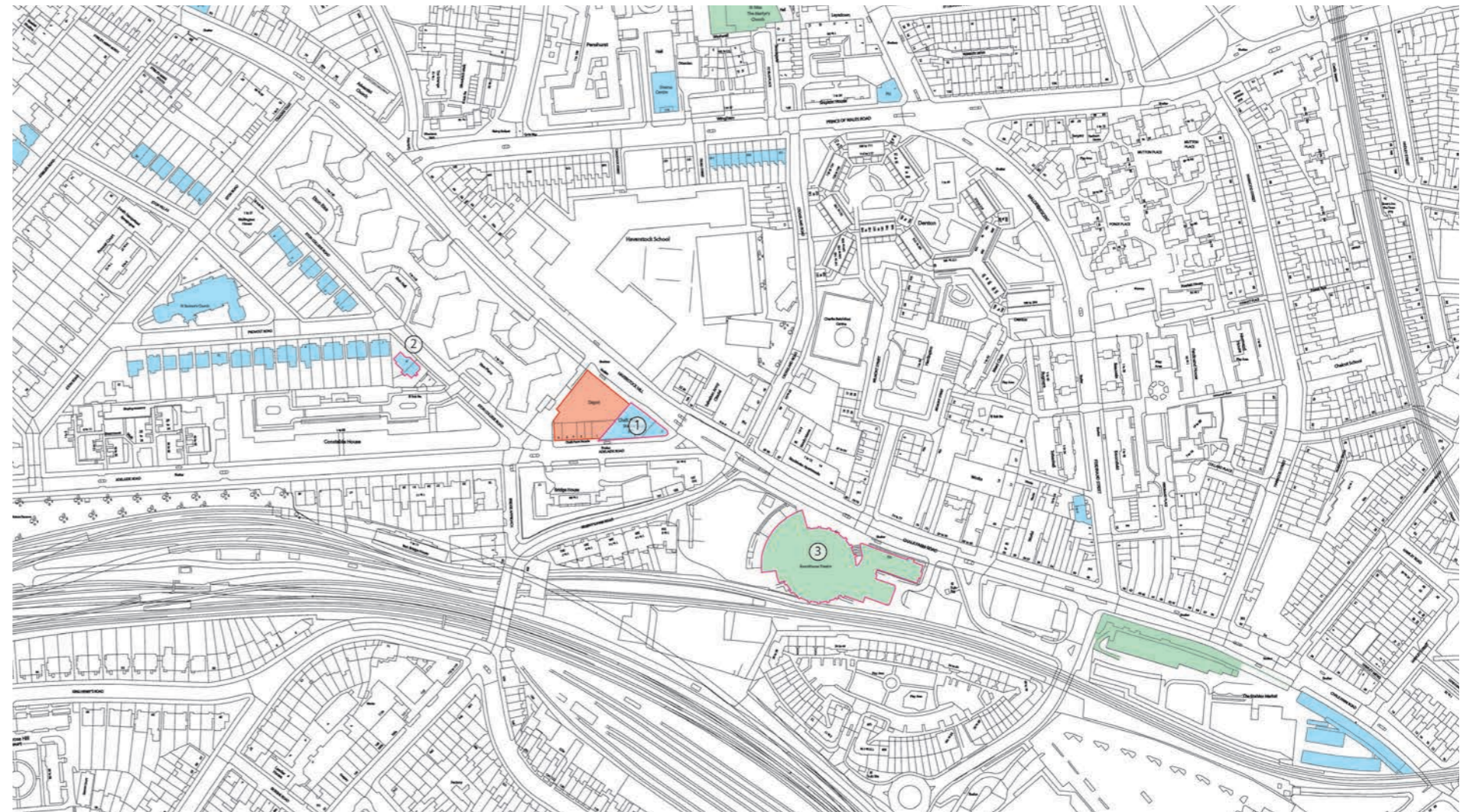


Fig. 7.10: Map identifying the listed buildings considered for this assessment; site shaded in red.



7.0 ASSESSMENT OF HERITAGE EFFECTS (CONTD.)  
LISTED BUILDINGS (CONTD.)

1. Chalk Farm Underground Station, Haverstock Hill (Grade II)

7.13 Chalk Farm Underground Station was designed by Leslie Green in 1906-7. Externally, the building is the most impressive and distinctive of his stations and retained three early tiled underground signs. The building has a steel frame clad in brick and faced in ox-blood faience tiles produced by the Leeds Fireclay Co Ltd. The station occupies a prominent site at the convergence of Adelaide Road and Haverstock Hill, and has two elevations meeting at an acute angle with a curved apex. The south elevation on Adelaide Road has 8 pilastered bays whilst the northern elevation is shorter with 6 bays. The curved apex is accentuated by an overhanging upper floor with a pedimented tripartite window. Both elevations retain original windows to some bays, while others have been been infilled with faience.

Effect:

7.14 The current setting of the listed building is, primarily, the road junction of Haverstock Hill and Adelaide Road. An important part of its wider setting is the Grade II\* listed Roundhouse. Secondly, the existing garage building on the application site, represents a setting of poor quality. Its demolition is to be welcomed as it would make possible a new and enhanced setting, which the proposed development would provide. In replacing the existing monolithic mass of the garage with two elegantly articulated, high quality designs, the station is given a much better backdrop and, therefore, setting. The space between the two proposed elements add qualitatively to the setting.

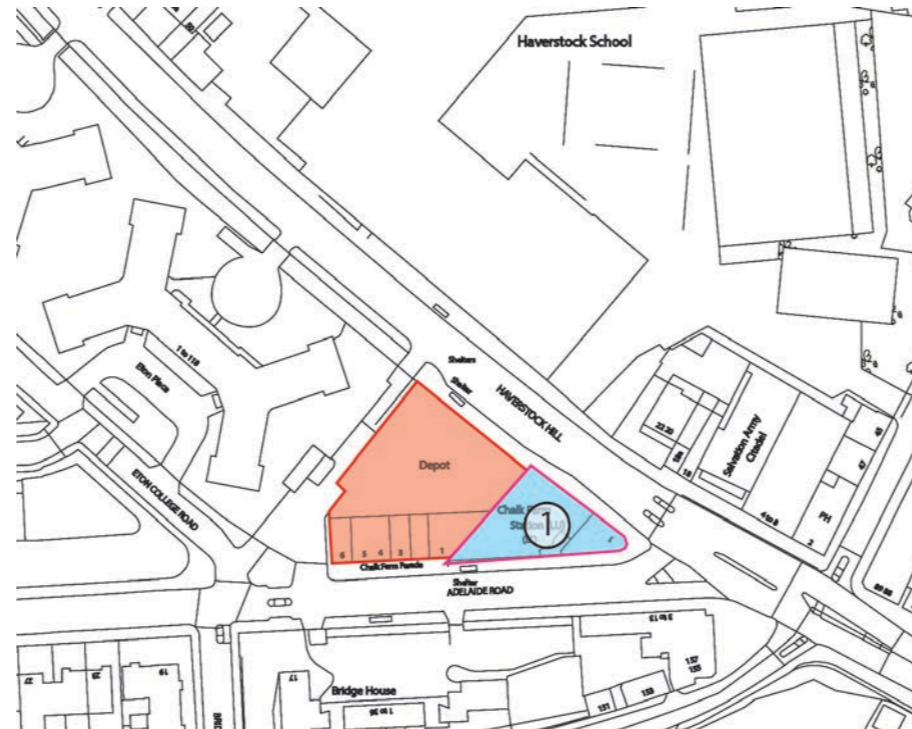


Fig. 7.11: Map showing the location of Chalk Farm Underground Station (Grade II), numbered as '1'.



Fig. 7.12: Chalk Farm Station from Haverstock Hill, looking north-west.



Fig. 7.13: Chalk Farm Station from Adelaide Road, looking south-east.



Fig. 7.14: Chalk Farm Station from Haverstock Hill, looking south-west.



## 7.0 ASSESSMENT OF HERITAGE EFFECTS (CONTD.)

## LISTED BUILDINGS (CONTD.)

**2. 2 and 3 Eton College Road (Grade II)**

- 7.15 2 and 3 Eton College Road are two semidetached 19<sup>th</sup> century houses. They have two storey plus basement, stucco elevations and slated hipped roofs with projecting eaves and a central chimney stack. The road frontage has one window each plus one window on splayed angles. No.3 has a 20<sup>th</sup> century single storey extension.

**Effect**

- 7.16 The setting of the two houses consists of their walled gardens and tree-scape, set apart from the more continuous row in Provost Road. Clearly Etonian College Road forms part of the wider setting including the double 'y' - shaped mansion blocks to their north-east. From the garden wall of the listed building, a glimpse of the site is possible beyond Constable House. The application scheme will not be prominent in this view and thereby represents a minor change of no significance to the setting of the listed buildings.

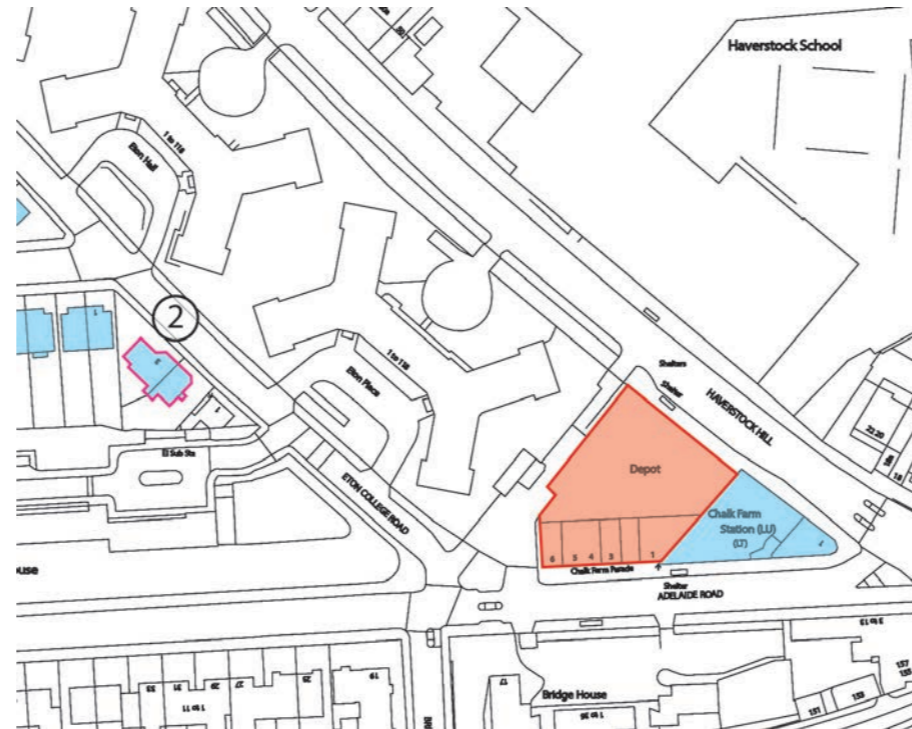


Fig. 7.15: Map showing the location of Nos.2 and 3 Eton College Road (Grade II), numbered as '2'.



Fig. 7.16: 2 and 3 Eton College Road.



## 7.0 ASSESSMENT OF HERITAGE EFFECTS (CONTD.)

### LISTED BUILDINGS (CONTD.)

#### 3. The Roundhouse, Chalk Farm Road (Grade II\*)

7.17 Formerly known as the 1846 Warehouse of W & A Gilbey Ltd goods locomotive shed the building has since been converted to a theatre in 1967. It is constructed from yellow stock brick, low pitched conical slate roof having a central smoke louvre, now glazed, and bracketed eaves. It is circular in plan, 48metres in diameter, with buttresses.

#### Effect:

7.18 The Roundhouse is a memorable landmark building which is in need of no particular setting other than to be visible from the public highway. Though of railway origin, its historic relationship with the listed Chalk Farm Station is purely a townscape consequence, the Roundhouse having preceded it by 40 years. The development provides the Station with an improved setting. The degree to which it affects the setting of the Roundhouse is, however, more to do with longer views from Chalk Farm Road looking north-west, where the development can be seen to rise higher above the station and form part of the sky-line. As the viewer proceeds along Chalk Farm Road, the development will come into view before the Roundhouse. When the latter comes into view, the development has become less prominent, behind the station. The effect on the setting of the Roundhouse is, therefore, limited and neutral.

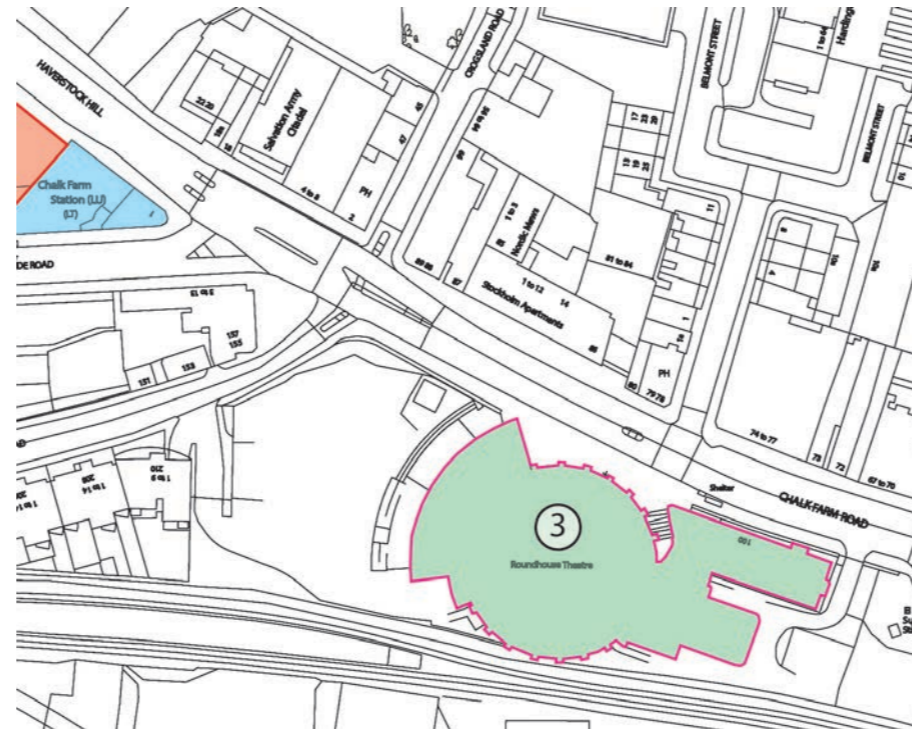


Fig. 7.17: Map showing the location of the Roundhouse (Grade II\*), numbered as '3'.



Fig. 7.18: The Roundhouse from Chalk Farm Road.



## 7.0 ASSESSMENT OF HERITAGE EFFECTS (CONTD.)

### NON-DESIGNATED HERITAGE ASSETS

#### Introduction

7.22 The following non-designated heritage assets have been studied to determine the effect of the proposed development on their settings. The map at fig.7.19 identifies non-designated heritage assets defined by Camden as locally listed buildings. In deciding which heritage assets to study, consideration has been given to: their proximity to the site; clear visual connection between them and the site; and their relative significance. The descriptions within this section are drawn from a number of sources including the Camden Local List and site visits.

#### Non-designated Heritage Assets (locally listed buildings):

- a) 23-49 Adelaide Road
- b) 2 Haverstock Hill



Fig. 7.19: Map identifying non-designated heritage assets considered in the assessment, marked as 'a' and 'b'.



7.0 ASSESSMENT OF HERITAGE EFFECTS (CONTD.)  
NON-DESIGNATED HERITAGE ASSETS (CONTD.)

a) 23-49 Adelaide Road

7.23 Group of 14 semi-detached and linked villas, vestige of a group that originally continued westwards to Primrose Hill Road but was demolished with the widening of the mainline railway, completed by 1914. Stucco front elevations, shallow pitched slated roofs with overhanging eaves and central slab chimney stacks with pots, timber sliding sash windows, set behind front gardens with low boundary walls. The group provides a substantial and attractive edge to this wide street, and although some individual houses retain less of their original detailing, they contribute together to provide a high quality and consistent townscape.

Effect

7.24 This group of houses will all have a view of the development from their front gardens and on the foot way in front of their properties. The current view is of a poorly composed elevation of the existing building with its mean roof and foreground secured yard. It steps back at the second floor level creating an ambiguous relationship with the listed station. This condition is to be greatly enhanced by the proposed development which is a clearer, more elegant volume, expressing good quality architecture. Its increased height will not diminish the enhancement of their setting which is achieved by the high quality architecture.



Fig. 7.20: Map showing the location of nos. 1 and 2 Bridge Approach and nos. 23-49 Adelaide Road.



Fig. 7.21: Nos. 23-49 Adelaide Road.



