

Site ref: CMN056

Heritage Statement - 110A Chalk Farm Road, Regents Park, Camden, London (LPA ref. 2016/6215/NEW)

Grade II* Listing / Regent's Canal Conservation Area

100A Chalk Farm Road ('the site') is the subject of this application for full planning permission and listed building consent. The site is a five storey 1970's office building which adjoins the Roundhouse to the east. The Roundhouse is a Grade II* listed building (listing no. 1258103) located on Chalk Farm Road, Camden. As the building is physically attached to the Roundhouse it is considered to form part of the listing.

The listing entry confirms that the Roundhouse was formally used as a goods locomotive shed, but is now in use as a theatre. The listing makes no reference to the application site.

The site is also located within the Regent's Canal Conservation Area.

Relevant Local Planning Policy

The Development Plan for Camden Council comprises the Core Strategy (2010) and Development Policies (2010).

The following policies are considered to be relevant to this application for full planning and listed building consent:

- Core Strategy Policy CS14 ' Promoting high quality places and conserving our heritage'
- Development Policy DP25

Heritage Assessment

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 and which preserves and enhances Camden's rich and diverse heritage assets and their setting including Conservation Areas and listed buildings (CS Policy CS14).

Development Policy DP25 states that in order to preserve or enhance Camden's listed buildings the Council will 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 not permit development that it considers would cause harm to the setting of a listed building.

In this case, the proposal seeks to increase the height of an existing antenna to 20.6m, installation of a new flagpole antenna (20.6m), a DUO cabinet and associated development.

The proposed development will be located on the roof of the building. It should be noted that whilst the site adjoins the Grade II* Roundhouse, there is no mention of this building within the listing entry. On this basis, it is considered that the application site is afforded limited heritage significance.

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The proposal will have a limited impact on the setting of the listed building due to its minor scale and high quality design. The proposal will result in an overall increase in height of the antenna by approximately 1.4m. Further, the proposed antennas are designed to replicate flagpoles which helps to limit any impact on the character and setting Grade II* listed Roundhouse. Therefore, the proposal will not cause harm to the setting or special interest of the Roundhouse.

With regards to the Regent's Canal Conservation Area, the proposed development is located at roof level and is set back from the elevation. Further, this is an upgrade of an existing site where approved telecommunications equipment is already present. On this basis, the proposed equipment will not be visible at street level and will therefore have minimal impact on the character and setting of the Conservation Area.

In view of the above, it has been demonstrated that the proposal, to upgrade an existing telecommunications site, will result in a limited impact on the character and setting of the Grade II* listed Roundhouse and the Regent's Canal Conservation Area.