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Planning. Design. Economics.

Centric Close, Camden

Heritage Impact Assessment

Fairview Estates (Housing) Ltd

14 December 2016

15404/NT/HMa/ADn

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- Appendix 1 Heritage Legislative and Policy Context
- Appendix 2 Historic Mapping
- Appendix 3 Heritage Assessment (separate A3 document)
- Appendix 4 Guide for Establishing Value of Historic Buildings from the Design Manual for Roads and Bridges Volume 11, Section 3, Part 2 HA208/07 Cultural Heritage, Annex 6: Historic Buildings

1.0 Introduction

- 1.1 This Heritage Impact Assessment (HIA) has been prepared by Nathaniel Lichfield & Partners (NLP) on behalf of Fairview Estates (Housing) Ltd, to accompany an application for planning permission for mixed-use development at Centric Close, London Borough of Camden.
- 1.2 There are no heritage assets within the application site, with the exception of a small area at the north-east, which is located within the Primrose Hill Conservation Area. The site borders the Regent's Canal Conservation Area to the north and there are a number of listed and locally listed buildings and other conservation areas within the surroundings of the site.
- 1.3 In accordance with the Council's statutory duties and national and local policy requirements, this HIA provides an assessment of the effects of the proposed development on the significance of the Primrose Hill Conservation Area and relevant surrounding above ground heritage assets.

2.0 **Heritage Legislative and Policy Context: Summary**

- 2.1 Relevant planning (heritage) legislation, national planning policy and guidance, the Mayor of London and the Council's policies and Supplementary Planning Documents and non-statutory guidance have been reviewed to provide a basis for the consideration of effects on above ground heritage assets. This review, particularly Historic England guidance, has informed the assessment methodology and the analysis of the effects of the development on above ground heritage assets. A summary of the policy context is set out below. A more detailed summary of relevant legislation, policy and guidance is located in Appendix 1. The relevant statutory development plan documents for the site comprises The London Plan (March 2016, as amended) and Camden Council's Core Strategy (2010) and Development Policies (2010).

Legislative Context

Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.2 This states that, in considering an application for planning permission for development affecting the setting of a listed building, the decision maker should have:
- "special regard to the desirability of ... preserving the setting"* (s. 66 (1)).
- 2.3 Section 72 requires the Local Authority to pay special attention to the desirability of preserving or enhancing the character and appearance of conservation areas within their area.

National Planning Policy Context

- 2.4 The National Planning Policy Framework (NPPF) (March 2012) provides the Government's framework for heritage conservation within Chapter 12. The relevant policies are set out at Appendix 1. Of key relevance is the need for the applicant to set out the significance of heritage assets affected by proposals (para. 128).
- 2.5 Annex 2 of the NPPF defines setting of a heritage asset as "The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."
- 2.6 The NPPF Planning Practice Guidance (launched in March 2014) includes Paragraph 013 which states:

“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...”

Regional Planning Policy Context

The London Plan: The Spatial Development Strategy for London Consolidated with Alterations Since 2011 (March 2016)

- 2.7 In heritage terms, the key policy of relevance is Policy 7.8 Heritage Assets and Archaeology. This states that:

“Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.”

See Appendix 1 for other relevant design and townscape policies.

Local Planning Policy and Guidance

Camden Core Strategy 2010-2025 Local Development Framework (November 2010)

- 2.8 The Core Strategy policy relevant to this assessment is:

- 1 Policy CS14 – Promoting high quality places and conserving our heritage. The Council will ensure:
 - Development is of the highest design standards and respects local context and character.
 - Heritage assets and their settings are preserved and enhanced.
 - High quality landscaping is promoted.
 - Important views of the Palace of Westminster and important local views are protected.

- 2.9 The supporting text for the policy states that important local views may include views into and out of conservation areas and views of listed buildings.

Camden Development Policies 2010-2025 Local Development Framework (November 2010)

- 2.10 The following policies are of relevance to this assessment:

- 1 Policy DP24 – Securing high quality design. Development should be of the highest design standard.
- 2 Policy DP25 – Conserving Camden’s heritage. This states that Council will only permit development that will not harm heritage assets. A fuller summary is provided in Appendix 1.

Camden Planning Guidance

- 2.11 Camden Planning Guidance (CPG) are Supplementary Planning Documents which are a material consideration in planning decisions. The relevant CPG to this assessment is CPG: 1 which provides guidance on design and key considerations in relation to heritage assets

Conservation Area Appraisals

Primrose Hill Conservation Area Statement (December 2000)

- 1 The Conservation Area was designated in 1971 and extended in 1985.
- The Statement divides the Conservation Area into four sub areas; the site is located within sub area 4: Gloucester Crescent. The key elements of the Statement that are relevant to this assessment are included in Appendix 1.

Regent's Canal Conservation Area Appraisal and Management Strategy (September 2008)

- 2.12 The Conservation Area was designated in April 1974 and was extended a number of times in the 1980s and the boundary was adjusted in 2004.
- 2.13 The Appraisal identifies the history and character of the Conservation Area and also identified sub areas within it. The closest sub area to the site is sub area one: Euston Mainline Railway Bridge to Southampton Bridge. There are no specific guidelines relating to this sub area of relevance to this assessment.
- 2.14 The Conservation Area Appraisal (p. 31) identifies materials and features on Oval Road which enhance the Conservation Area. This list is granite setts and kerbs, weighbridge set into carriageway, brick walls and stone copings to Southampton Bridge.

Camden's Local List (January 2015)

- 2.15 The Local List has been used to identify locally listed buildings within the surroundings of the site within the study area.

Camden Local Plan Submission Draft 2016

- 2.16 The draft Local Plan is not adopted and was submitted to the Secretary of State for Communities and Local Government for examination in June 2016. It is a material consideration in planning applications and at this stage has weight in decision-making. A review of the Submission Draft of the Local Plan does not highlight any notable differences with the policy summarised above and therefore additional policy details have not been provided.

Non-Statutory Advice and Guidance

Historic England Advice

- 2.17 This assessment has had regard to numerous Historic England documents which provide guidance in relation to understanding significance and setting. These are set out in Appendix 1.

3.0

Site and Surroundings

Site

3.1

The application site is a broadly triangular area of land, behind the primary frontage of Oval Road and bound to the west by the railway line. The site is accessed via a double lane driveway located between 29 and 31 Oval Road. This entranceway is flanked by bricked piers with double metal railed gates.

Figure 3.1 The gated entrance to the site



Source: NLP, October 2016

3.2

The application site currently accommodates six two-storey commercial storage/warehouse sheds. The sheds are attached and are positioned to address a small internal courtyard and back onto the railway line. The character of the sheds is typically late 20th century commercial/industrial comprising brick ground floors with metal cladding above and shallow pitched roofs. Each shed incorporates a double height roller door which dominates the building façade. The sheds do not display any particular architectural or historic interest.

Figure 3.2 The northern part of the site with views to The Lockhouse residential development to the north



Source: NLP, October 2016

3.3

Each unit is accessed via a central tarmacked courtyard that also accommodates car parking and some light open storage areas. The site does not include any trees.

Figure 3.3 View towards the southern part of the site and tarmacked courtyard



Source: NLP, October 2016

Surroundings

3.4

The northern boundary of the site is defined by a two metre high brick wall, beyond which a new residential development (The Lockhouse) has recently been constructed (see Figure 3.2 above and Figure 3.4 below). The development includes a nine storey element adjacent to the railway line and a seven storey element that fronts onto Oval Road (flanked by five storey elements). A single storey structure connects the front and rear blocks. The development is contemporary in style with a rendered white and yellow finish, balconies, and grey metal and masonry detailing.

Figure 3.4 The Lockhouse seen from Oval Road



Source: NLP, October 2016

3.5

The eastern boundary (north of access driveway) of the site is defined by the rear of 31 Oval Road, a three storey brick building that accommodates a number of commercial businesses (see Figure 3.3 above where part of the rear of the building is visible to the left). The rear of the building opens directly onto the Centric Close courtyard, including two external steel fire escape stairwells. It is bordered by a low brick wall surmounted by metal railings. South of the access driveway, a two metre high timber and wire mesh fence and foliage and trees form the boundary with the rear gardens of properties on Oval Road (the trees are at the bottom of the gardens rather than within the site) (see Figure

3.3 above). Gaps in the trees allow views of the upper floors of the Victorian residential properties which can be seen above the fence line.

- 3.6 The site narrows towards the southern boundary and is defined by dense vegetation. Large mature trees within the rear gardens of adjoining houses are seen beyond.
- 3.7 The western boundary of the site is defined by the Railway line, not visible from within the site due to the commercial/industrial units and because it is located below the natural ground level in a cutting.
- 3.8 The topography of the site and surrounding area is generally quite flat. In the nearby surroundings there are small inclines along individual roads such as Gloucester Crescent, Arlington Road and Inverness Street. In the wider context, local variations include the elevated Primrose Hill to the west which provides well recognised views over the City of London, and the general falling levels to the south east moving towards the River Thames.
- 3.9 Outside the immediate surroundings, the south, east and north of the site are predominantly in residential and office uses but also feature some industrial buildings further north as well as the Regent's Canal. Buildings typically date from the 19th century onwards. Features of interest in the wider surroundings include Camden Town and Regent's Park.

Figure 3.5 Example Victorian residential buildings on Oval Road



Source: NLP, October 2016

- 3.10 The surroundings (immediate and wider) of the site feature conservation areas, listed buildings, locally listed buildings and Registered Park and Garden.

Historic Development of the Site and Surroundings

- 3.11 The Buildings of England¹ summarises the development of the locality of the site:
- “...the fringes of the Crown’s Regent’s Park development were built up in the 1820s, and building also started on the Southampton Estate w of Camden High Street. By the 1860s houses covered the whole area between Camden High Street, Regent’s Park and Primrose Hill...the railway to Euston disrupted a later grand plan for the Southampton Estate centred on Oval Road and Gloucester Avenue.”*
- 3.12 An additional understanding of the development of the area, including historic photographs and images of the site, is included within the Design and Access Statement.
- 3.13 For the purposes of this assessment, historic mapping (Appendix 2) has also been used to illustrate the development of the site and its surroundings from the late 19th century onwards.
- 3.14 The 1872-1873 OS Town Plan shows that the site comprised some buildings, gardens and a piano factory (the original Collard and Collard piano factory). Immediately to the east of the site were semi-detached villas, immediately to the west the London and Northern Western Railway line was in place, directly to the north was a potato market and to the south were semi-detached villas with their substantial rear gardens. Further west on the other side of the railway line, the site of the current mid/late 20th century Council houses were semi-detached and detached villas with large rear gardens. To the north, significant railway infrastructure was present and in the surroundings industrial buildings such as wharves and a timber yard were present. The canal was also a feature of the surrounding area to the north. Other key local historic buildings such as the Grade II listed piano factory on Oval Road, which formed the expanded premises of the Collard and Collard piano making complex, and terraced buildings on Gloucester Crescent and Regent’s Park Terrace are also visible.
- 3.15 Subsequent maps do not make it as clear that part of the site was gardens but show it as undeveloped land and although there were no building labels on later maps, the general distribution of buildings remained similar. This general situation remained until the 1954-1955 OS Plan when the site only consisted of a long building shown along the western boundary of the site and an access road is present in what seems to be the location of the existing one. The potato market to the north is now described as a warehouse. The 1963-1969 OS Plan describes the site as a ‘Goods Yard’. It is therefore likely that the current warehouse use of the site dates from the mid-20th century. Historic mapping after this date shows little notable change. The Design and Access Statement

¹ Cherry, B. and Pevsner, N. (2001) The Buildings of England London 4: North. London: Penguin Books. p. 340.

notes that the present buildings on the site date from the early 1980s and were designed by Ronald Cox Associates.

- 3.16 The Lockhouse to the north, which is important in terms of its proximity to the site, is a recent Barratt London development.

Scope of Assessment

- 3.17 Designated heritage assets in the vicinity of the site have been identified using the National Heritage List for England and Camden Council's website. Locally listed buildings have been identified using the Council's Local List (January 2015).
- 3.18 Fieldwork was undertaken by NLP in October 2016 to establish those heritage assets which have a physical or visual relationship with the site. All heritage assets within a 250m radius were visited. This study area was informed by the location of the representative views identified for assessment within the TVA which also accompanies the planning application as well as the Zone of Theoretical Visibility (ZTV) (shown on Plan 1 in Appendix 3). Although there would be some visibility of the proposed development outside of the 250m radius study area, the greatest visibility and impact would be contained within its immediate surroundings. The proposed 250m study area was submitted to the Council on 10th October 2016 (and subsequently followed up via email); no request was received from the Council for the proposed scope to be altered.
- 3.19 Following revisions to the scheme since the proposed scope was provided to the Council, in particular the reduction in the proposed height of the buildings on the site, the potential for effects on surrounding heritage assets has reduced. Therefore, accordingly the scope of the heritage assessment has been amended to reflect the reduced potential visibility.
- 3.20 The study area for assessment remains as 250m. Those listed and locally listed buildings that are closest to the site will be individually assessed; the remaining listed buildings (and locally listed building on Regal Lane) will be considered as part of the assessment of the conservation area they are located within.
- 3.21 Those heritage assets that have the potential to be affected by the development (either through physical alteration or through alteration to setting) have been identified and will be considered in this report. They are as follows (and shown in Appendix 3):
- 1 Primrose Hill Conservation Area (including Grade II listed buildings and locally listed building, not to be individually assessed)
 - 2 Regent's Canal Conservation Area (including Grade II listed buildings not to be individually assessed)
 - 3 Piano Factory Building (Grade II listed)
 - 4 Numbers 2-10 Oval Road and attached railings (Grade II listed)

- 5 Numbers 1-22 Regent's Park Terrace and attached railings (Grade II listed)
- 6 12 Oval Road (locally listed building)
- 7 14-18 Oval Road (locally listed building)

3.22 There may be some very limited visibility of the proposed development from the west of the Camden Town Conservation Area on Inverness Street. The effect would, however, be confined to negligible changes to views out from a small part of the Conservation Area. The significance of the Conservation Area would be unaffected and it has therefore been excluded from assessment.

3.23 Similarly, the locally listed buildings on Arlington Road and Jamestown Road have been excluded from the assessment as any effects on their setting as a result of the proposed development would be negligible. It is recognised that there may be minimal views available of the top of the tallest part of the scheme through the gap in development on Arlington Road adjacent to Camden Council's Environmental Services building and from the upper levels of the locally listed No. 31 Jamestown Road, however considering the existing setting of these heritage assets and the minimal extent of the views, the proposed development is not be considered to have an effect on the significance of these locally listed buildings. In the case of the locally listed Nos. 61-85 Jamestown Road, any views towards the development along the rear of the buildings or from their rear windows would be minimal and seen within the context of buildings of a similar height and the proposed development would be of sympathetic materials and design. In the case of Nos. 57a-d Jamestown Road, any views of the proposed development from any of these buildings or towards them from the surroundings of the proposed development would be minimal. The effects on the setting of the locally listed 12 Oval Road will be considered within the assessment as there would be greater effects on this building than these other locally listed buildings to the rear of it and at below street level. It is considered that this is a proportionate approach to the assessment, as advocated by the NPPF, particularly as it has been concluded in this assessment that the proposed development would have an either neutral or positive effect on the setting of heritage assets.

3.24 The Grade II* Camden Incline Winding Engine House (List Entry Number: 1342073) has also been excluded from assessment as it is located underground and this assessment only considers above ground heritage assets. The list description mentions tall surface level walls associated with the boilers but it is not clear whether any surface level features are extant. Even if any features do remain above ground, the setting has been significantly altered through modern development in close proximity, such as the Morrisons supermarket, that any effect as a result of the proposed development would be negligible.

4.0 Significance of Heritage Assets

- 4.1 The NPPF, at Annex 2, defines significance as “*The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.*” Therefore, both the special interest and setting of heritage assets have been considered.
- 4.2 Historic England’s *Conservation Principles, Policies and Guidance* (April 2008) further states that the significance of a place embraces all the diverse heritage values that people associate with an asset, or which prompt them to respond to it. These values are: evidential, historical, aesthetic and communal. Any one or a combination of these heritage values may be attached to a place. This approach has been given consideration within this assessment.
- 4.3 The Design Manual for Roads and Bridges (DMRB) volume 11, section 3, Part 2 HA208/07 Cultural Heritage, Annex 6: Historic Buildings, provides a helpful guide for attributing value/significance to historic buildings (usually but not always based on level of designation) and will be used for this purpose in the report, and an extract is included at Appendix 4.
- 4.4 This Assessment, at Appendix 3, provides photographs and a statement of the significance of each heritage asset and an understanding of the contribution of the setting to its significance. It also provides an understanding of the role of the development site within the setting of heritage assets and whether it is positive, neutral or negative. Where assets are grouped, Appendix 4 includes an example photograph of one of the assets within the group together with an example photograph of the relationship of the group of assets to the site. The location of heritage assets can be seen in Plan 1 in Appendix 3.
- 4.5 It is considered that the proposed development would not have an effect on the protected London Panorama 2: Parliament Hill to Central London due to the modest height of the proposed development. It therefore has not been included for assessment within this report or the TVA.

5.0

Assessment of Potential Effects on Significance

5.1

This section assesses the potential effects of the proposed development when constructed. A full description of the proposed development is included within the Design and Access Statement (DAS) and application drawings.

Proposed Development

5.2

The proposed development application is for:

“The proposed development comprises the demolition of existing buildings and the erection of 76 residential units and 1,219 sqm of commercial floorspace (Use Class B1) over 4, 5, 6 and 7 storeys providing a mix of 1, 2 and 3 bed apartments. The development includes a landscaped courtyard and communal amenity areas.”

5.3

The proposed development involves the demolition of the existing 20th century industrial buildings on the Site and their replacement with a residential-led mixed use development. The proposed development has a stepped, L-shaped footprint that defines an internal courtyard and backs onto the railway line.

5.4

The key relevant features of the proposed development are summarised as:

- 1 Access is via the existing crossover. An internal, predominantly hard surfaced, courtyard and mews will afford internal access and create a setting for the proposed buildings. A limited number of car parking spaces and a service area have been incorporated within the courtyard;
- 2 The bottom of the 'L' comprises a single storey element with a basement below and will provide solely commercial floor space. The remaining commercial space is provided at ground floor level opposite the entrance. The remainder of the scheme is residential;
- 3 The massing of the building is articulated by series of steps in the building height, steps in plan together with setbacks at roof level which break the structure into a series of smaller 'blocks'. The four 'blocks' on the west side of the site step in height from four to seven storeys with a single storey return adjoining the northern boundary;
- 4 The elevations reference the local industrial vernacular, adopting a stock brick laid with stretcher bond the primary treatment, with English bond accentuating the base and top of the building. There are large windows to the commercial units separated by brick piers with flat brick facades above with punched windows and deep reveals to the residential elements. Windows, doors, balconies and roof level projections are proposed to be in a dark grey aluminium / steel;
- 5 A mixture of recessed and projecting balconies have been included, providing variety and depth to the composition of the primary elevations with vertical metal balustrades;

- 6 The flat roofs proposed will accommodate communal open spaces on roof levels four and six, whereas roof levels one, five and seven will be green roofs including sedum and wildflowers; and
- 7 The internal courtyard will be landscaped to a high standard incorporating durable surfaces and planting. A mature tree located in the centre will provide a welcoming focal point to the space Raised planters bicycle parking will be accommodated in the southernmost portion of the Site.

5.5 Further details on the proposed design are included in the Design and Access Statement and application drawings.

Heritage Effects

5.6 A full assessment of the effects of the completed development on above ground heritage assets is included at Appendix 3, with a summary provided below. Reference has been made to the photographs and verified visualisations included within the TVA. These have been referred to, to assist with an understanding of the effects of the proposals.

Table 5.1 Summary of Effects on Significance of Heritage Assets

	Heritage Asset	Effect on Significance	Compliance with Statute and/or Planning Policy
1	Primrose Hill Conservation Area	Significance would be preserved	Character and appearance would be preserved, setting would be enhanced and significance would be preserved
2	Regents Canal Conservation Area	Significance would be preserved	Setting of the Conservation Area would be enhanced and significance would be preserved
3	Piano Factory Building	Significance would be preserved	Setting would be enhanced and significance would be preserved
4	Numbers 2-10 and attached railings	Significance would be preserved	Setting would be enhanced and significance would be preserved
5	Numbers 1-22 and attached railings	Significance would be preserved	Setting and significance would be preserved
6	12 Oval Road	Significance would be preserved	Setting would be enhanced and significance would be preserved
7	14-18 Oval Road	Significance would be preserved.	Setting would be enhanced and significance would be preserved

Source: NLP

5.7 The above summary of the heritage assessment (full details included in Appendix 3) has shown that the significance of all heritage assets would be

preserved. Where a direct effect occurs as a result of the proposed development to the Primrose Hill Conservation Area, its character and appearance is preserved. In terms of setting, in all cases the settings of heritage assets would be enhanced, with the exception of the Grade II listed Nos. 1-22 Oval Road, where the setting is preserved. This is because the proposed scheme is not visible within its setting. The significance of all heritage assets would be preserved.

6.0 Summary and Conclusion

- 6.1 This Heritage Impact Assessment has considered the effect of the proposed mixed-use development at Centric Close on the significance of heritage assets, as required by both planning heritage statute and policy. The heritage assets assessed include conservation areas, statutorily listed buildings and locally listed buildings.
- 6.2 The existing site, which historically was an industrial site which included a piano factory, now contains commercial sheds dating to the 1980s and car parking. Whilst some industrial buildings (primarily no longer in industrial use) feature in the surrounding area, this is mixed with both historic and contemporary residential uses. A key feature of the site is the recently constructed The Lockhouse, a residential scheme adjacent to the northern boundary of the site.
- 6.3 The proposed scheme has been carefully designed in terms of height, massing, location, materials and detailing to complement the industrial character evident within the site and surroundings and to respect The Lockhouse. The proposed development is lower than the tallest element of The Lockhouse and steps down within the site from seven to four storeys. It sits comfortably within the surrounding development and adjacent to the railway. Its materials – primarily stretcher bonded stock brick, with some English bond stock brick and dark grey metal detailing – reference the local industrial vernacular. It is a high quality scheme that enhances its locality.
- 6.4 The proposed development has a minor direct, physical effect on one heritage asset - the Primrose Hill Conservation Area – in this case the replacement of existing car parking with high quality hardstanding preserves the character and appearance and significance of the Conservation Area. The other affects that occur as a result of the proposed development relate to the settings of heritage assets. In all cases the settings of heritage assets would be enhanced through the redevelopment of the low-grade site with a high quality scheme. The only exception to this is the setting of the Grade II listed Nos. 1-22 Oval Road, which is preserved. This is because the proposed scheme is not visible within its setting.
- 6.5 The assessment has shown that in all cases the significance of the heritage assets has been preserved. The scheme meets the requirements of heritage statute and complies with heritage planning policy.

Appendix 1 Heritage Legislative and Policy Context

Relevant planning (heritage) legislation, national planning policy and guidance, the Mayor of London and the Council's policies and Supplementary Planning Documents and non-statutory guidance have been reviewed to provide a basis for the consideration of effects on above ground heritage assets. This review, particularly Historic England guidance, has informed the assessment methodology and the analysis of the effects of the development on above ground heritage assets. A summary of the policy context is set out below. A more summary of relevant legislation, policy and guidance is located in Section 2. The relevant statutory development plan documents for the site comprises The London Plan (March 2016, as amended) and Camden Council's Core Strategy (2010) and Development Policies (2010).

Legislative Context

Planning (Listed Buildings and Conservation Areas) Act 1990

The Act sets out the legislative framework within which development affecting listed buildings must be considered. This states that, in considering an application for planning permission for development affecting the setting of a listed building, the decision maker should have:

"special regard to the desirability of ... preserving the setting" (s. 66 (1)).

Section 72 requires the Local Authority to pay special attention to the desirability of preserving or enhancing the character and appearance of conservation areas within their area.

National Planning Policy Context

The National Planning Policy Framework (NPPF) was published in March 2012. At the heart of the NPPF is the achievement of sustainable development – this includes securing high quality design, ensuring the vitality of town centres, and conserving heritage assets in a manner appropriate to their significance.

The following are policies from the NPPF, relevant to this assessment:

- 1 Paragraph 7 states that sustainable development includes the protection and enhancement of the historic environment.
- 2 In accordance with paragraph 128, applicants are required to describe the significance of heritage assets affected by proposals, including any contribution made by their setting. Paragraph 131 states that in determining planning applications, local planning authorities should take account of *"the desirability of sustaining and enhancing the significance*

of heritage assets". Paragraph 132 requires that great weight should be given to the conservation of heritage assets.

- 3 Paragraph 135 requires that in determining applications the effect of proposals on the significance of non-designated heritage assets should be taken into consideration. A balanced judgement is required in weighing applications which directly or indirectly affect non-designated heritage assets.
- 4 Paragraph 137 requires local planning authorities to look for opportunities for new development within conservation areas or within the setting of heritage assets *"to enhance or better reveal their significance"* and that proposals which preserve positive elements of setting or better reveal the significance of heritage asset should be treated favourably. Paragraph 138 notes that not all elements of a conservation area will necessarily contribute towards its significance.
- 5 Annex 2 of the NPPF defines setting of a heritage asset as *"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."*

The NPPF Planning Practice Guidance (launched in March 2014) consolidates all planning practice guidance and provides helpful advice in relation to heritage assets, their settings and significance and assessing the effects of proposals on settings and significance. This includes Paragraph 013 which states:

"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..."

Regional Planning Policy Context

The London Plan: The Spatial Development Strategy for London Consolidated with Alterations Since 2011 (March 2016)

The following policies of The London Plan have been identified as relevant:

- 1 Policy 7.4 Local Character. Buildings should be *"...informed by the surrounding historic environment."*
- 2 Policy 7.6 Architecture. For planning decisions, buildings should be of *"...the highest architectural quality...comprise details and materials that complement, not necessarily replicate, the local architectural character."*
- 3 Policy 7.8 Heritage Assets and Archaeology.

“Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.”

- 4 Policy 7.11 London View Management Framework. The site is located within the viewing corridor of the London Panorama 2: Parliament Hill to Central London. As noted in the Townscape and Visual Appraisal (TVA), due to the height of the proposed development it is considered that the development would not affect this protected panorama and therefore has not been included for assessment.

Local Planning Policy and Guidance

Camden Core Strategy 2010-2025 Local Development Framework (November 2010)

The Core Strategy policy relevant to this assessment is:

- 1 Policy CS14 – Promoting high quality places and conserving our heritage. The Council will ensure:
 - Development is of the highest design standards and respects local context and character.
 - Heritage assets and their settings are preserved and enhanced.
 - High quality landscaping is promoted.
 - Important views of the Palace of Westminster and important local views are protected.

The supporting text for the policy states that important local views may include views into and out of conservation areas and views of listed buildings.

Camden Development Policies 2010-2025 Local Development Framework (November 2010)

The following policies are of relevance to this assessment:

- 1 Policy DP24 – Securing high quality design. Development should be of the highest design standard including: character; setting; context; form and scale of neighbouring buildings; the quality of materials; appropriate hard and soft landscaping and visually interesting frontages at street level.
- 2 Policy DP25 – Conserving Camden's heritage. To maintain the character of conservation areas the Council will: take account of conservation area appraisals when considering applications for development within conservation areas; only permit development within conservation areas which preserve and enhance their character and appearance; not permit development outside of a conservation area which that would cause harm to its character and appearance and will *“...preserve trees...which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.”* The Council will *“...not*

permit development that it considers would cause harm to the setting of a listed building." The Council will also protect other heritage assets.

Article 4 Direction

There is an Article 4 Direction for the Primrose Hill Conservation Area removing permitted development rights for:

- 1 Extending a property
- 2 Constructing a hard standing
- 3 Erecting gates, fences, or walls next to the highway
- 4 Constructing a means of access to a highway
- 5 Painting exterior brickwork visible from the highway

Camden Planning Guidance

Camden Planning Guidance (CPG) is Supplementary Planning Documents which are a material consideration in planning decisions. The relevant CPG to this assessment is CPG: 1 and its key guidance is identified below.

CPG 1: Design (July 2015)

This provides guidance on design within Camden and covers a number of areas including design excellence and heritage.

Key considerations relating to design excellence include context; building design; building use and materials.

Key considerations relating to heritage include that *"The significance of 'Non-Designated Heritage Assets'...will be taken into account in decision-making"* (p.15).

The CPG also notes the importance of landscape design and green infrastructure within proposed development (para 6.4) and provides guidance on hard and soft landscaping for proposals and that new landscape design should *"...respond to, preserve and enhance local character..."* (para 6.21).

Other Material Considerations

Conservation Area Appraisals

Primrose Hill Conservation Area Statement (December 2000)

The relevant points to this assessment within the Conservation Area Statement are:

- 1 The Conservation Area was designated in 1971 and extended in 1985.

- 2 The Statement divides the Conservation Area into four sub areas; the site is located within sub area 4: Gloucester Crescent. The Conservation Area Statement notes that:
“Although the area is geographically isolated from the main body of the Conservation Area, it is linked in terms of historical development and architectural form...” (p. 21).
- 3 The Statement provides a description of each sub-area including building types and important roads. The descriptions also include significant views. The significant views identified as relevant to this assessment are:
 - Gloucester Avenue looking west to the English Folk Dance and Song Society (Cecil Sharp House).
 - Views north into Gloucester Crescent from the junction of Inverness Street.
 - View west from Gloucester Crescent of the former piano factory.
 - Views of Regent’s Park Terrace and gardens from the north and south of Oval Road.
- 4 Identified current issues include *“Loss of uses that form part of the established character of the Conservation Area, such as retail activities and employment uses”* and *“Excavation or extension of basement areas for additional accommodation and light levels”* (p. 28).
- 5 Guideline PH1 for new development states
“New development should be seen as an opportunity to enhance the Conservation Area. All development should respect existing features such as building lines, roof lines, elevational design, and where appropriate, architectural characteristics, detailing, profile, and materials of adjoining buildings.” (p. 29).
- 6 Guideline PH2 regarding changes of use, states that the Council will seek to retain uses that are part of the established character of the Conservation Area.
- 7 Guideline PH10 notes that existing and original architectural features and detailing which are characteristic of the Conservation Area should be retained.
- 8 Guideline PH11 notes the importance of the choice of materials for new work and that it will be controlled by the Council.
- 9 Guideline PH24 relates to roof terraces and balconies and states that *“The creation of high level balconies where they will be visually intrusive...will be resisted. The enclosure of roof terraces should be constructed in metal set back behind the parapet and the access to the terrace should be designed to relate to the main building.”*
- 10 Guidelines PH34 and PH35 state that new development should have a high standard of landscape design which should respect the character and appearance of the Conservation Area and proposals should take into account any possible impact on trees and vegetation and all trees within

10m of a development should be identified. It should be stated whether damage or removal is likely and proposed protective measures.

- 11 Guideline PH44 states *“Proposals for new shopfronts will be expected to preserve or enhance the visual character and appearance of the street...”* and Guideline PH45 states that signage should be appropriate for the Conservation Area and guidance is given for requirements for shop signage and Guidelines PH46 and PH47 provide details of appropriate shopfront security.

Regent’s Canal Conservation Area Appraisal and Management Strategy (September 2008)

The Conservation Area was designated in April 1974 and was extended a number of times in the 1980s and the boundary was adjusted in 2004.

The Canal is part of a route devised between the Paddington Basin and the Limehouse Cut. Work began on the Paddington to Camden Town section of the Canal in October 1812 and the tunnel was completed in Islington in September 1818. The final section of the Canal within the Conservation Area was completed in 1820 (pp. 7-8).

The Appraisal identifies the history and character of the Conservation Area and also identified sub areas within it. The closest sub area to the site is sub area one: Euston Mainline Railway Bridge to Southampton Bridge. There are no specific guidelines relating to this sub area of relevance to this assessment.

The Conservation Area Appraisal (p. 31) identifies materials and features on Oval Road which enhance the Conservation Area. This list is granite setts and kerbs, weighbridge set into carriageway, brick walls and stone copings to Southampton Bridge.

Camden’s Local List (January 2015)

The Local List has been used to identify locally listed buildings within the surroundings of the site within the study area.

Camden Local Plan Submission Draft 2016

The draft Local Plan is not adopted and was submitted to the Secretary of State for Communities and Local Government for examination in June 2016. It is a material consideration in planning applications and at this stage has weight in decision-making. A review of the Submission Draft of the Local Plan does not highlight any notable differences with the policy summarised above and therefore additional policy details have not been provided.

Non-Statutory Advice and Guidance

Historic England Advice

This assessment has had regard to the following Historic England documents which provide guidance in relation to understanding significance and setting:

- 1 Conservation Principles: Policy and Guidance for the Sustainable Management of the Historic Environment (April 2008). This document defines setting as follows:

"'Setting' is an established concept that relates to the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape. Definition of the setting of a significant place will normally be guided by the extent to which material change within it could affect (enhance or diminish) the place's significance." (Paragraph 76).

This document states that significance embraces the heritage values that people associate with an asset, these are: evidential, historical, aesthetic and communal. Any one of, or a combination of, these heritage values may be attached to a place.
- 2 Seeing the History in the View: A Method for Assessing Heritage Significance Within Views (May 2011). This guidance is under revision following the publication of the NPPF and recent case law. Whilst some general concepts are useful for this report, its methodology relates to historic views and is therefore not directly relevant or beneficial to this assessment.
- 3 Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (March 2015). This includes the importance of understanding the significance of affected heritage assets and any contribution of their setting to this significance (para 4) and that where significance has been compromised by changes to a heritage asset's setting, consideration needs to be given to whether further change would further detract from or enhance the significance of the asset (para 28).
- 4 Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (March 2015). This Advice provides a staged approach to proportionate decision-taking:
 - Step 1: Identifying the heritage assets affected and their settings.
 - Step 2: Assessing whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s).
 - Step 3: Assessing the effect of the proposed development on the significance of the asset(s).
 - Step 4: Maximising enhancement and minimising harm.
 - Step 5: Making and documenting the decision and monitoring outcomes.

This assessment has had particular regard to this Advice and follows the staged process for assessment identified above.

- 5 Historic England Advice Note 1: Conservation Area Designation, Appraisal and Management (February 2016) provides a single source of information on conservation area designation, appraisal and management; the concepts of which have informed this assessment.

Appendix 2 Historic Mapping

1872-1873 OS Town Plan: London (1:1,056)

KEY

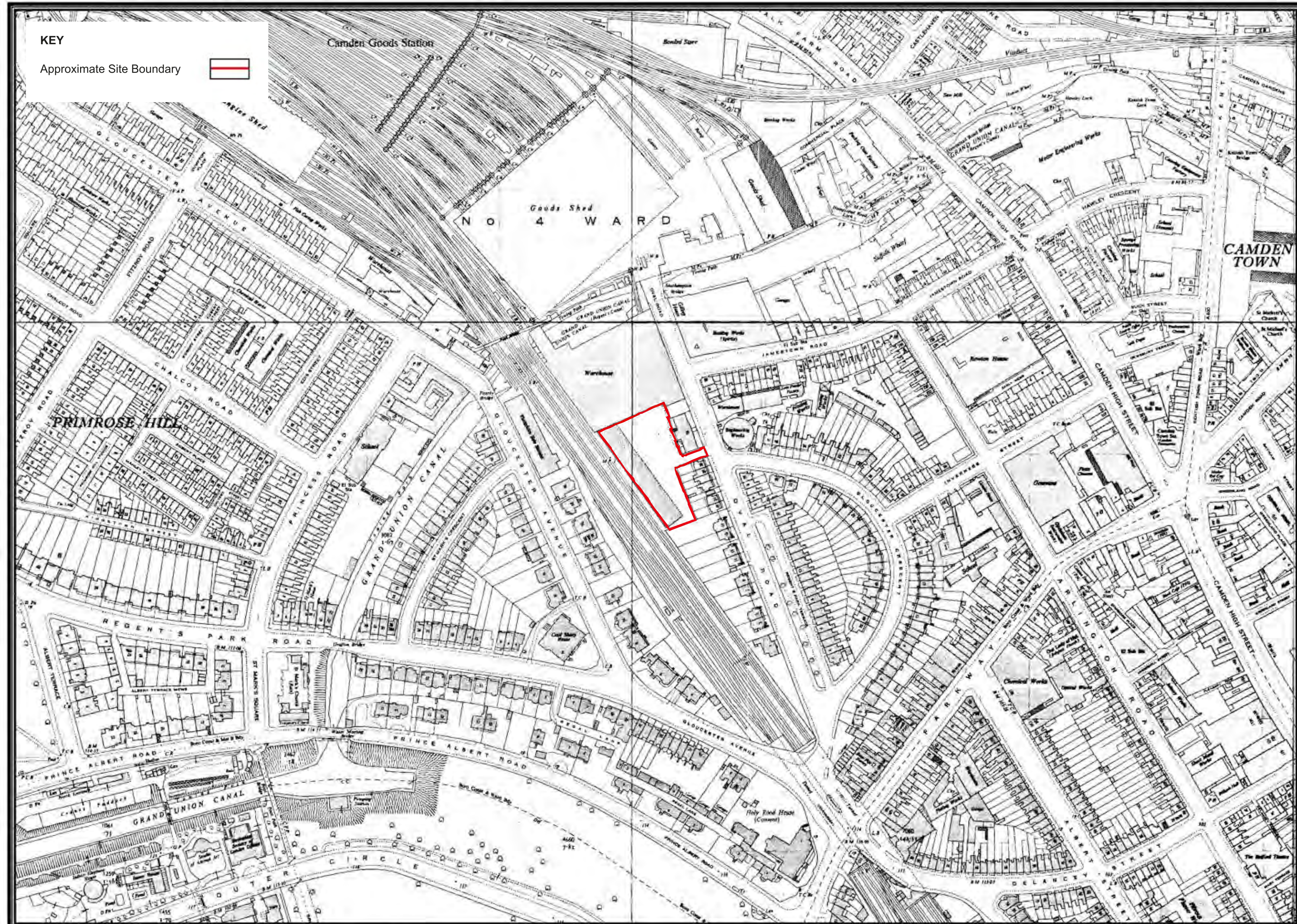
Approximate Site Boundary



1954-1955 OS Plan (1:2,500)

KEY

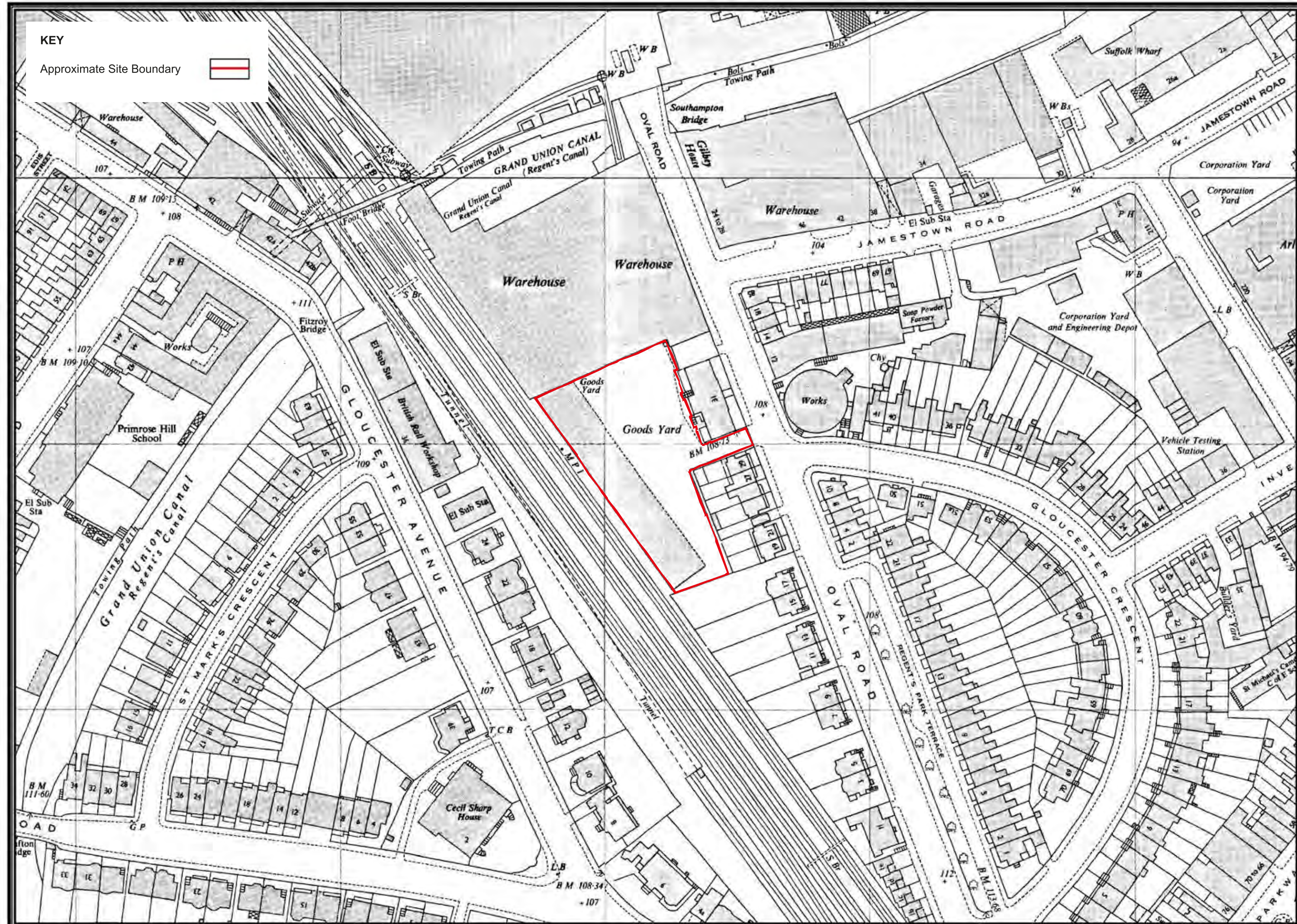
Approximate Site Boundary



1963-1969 OS Plan (1:1,250)

KEY

Approximate Site Boundary



1991-1995 OS Plan (1:10,000)

KEY

Approximate Site Boundary



Appendix 3 Heritage Assessment (separate A3 document)



Nathaniel Lichfield
& Partners
Planning. Design. Economics.

Proposed Redevelopment of Centric Close, Camden

Appendix 3: Heritage Assessment
December 2016



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Heritage Assets for Assessment Plan

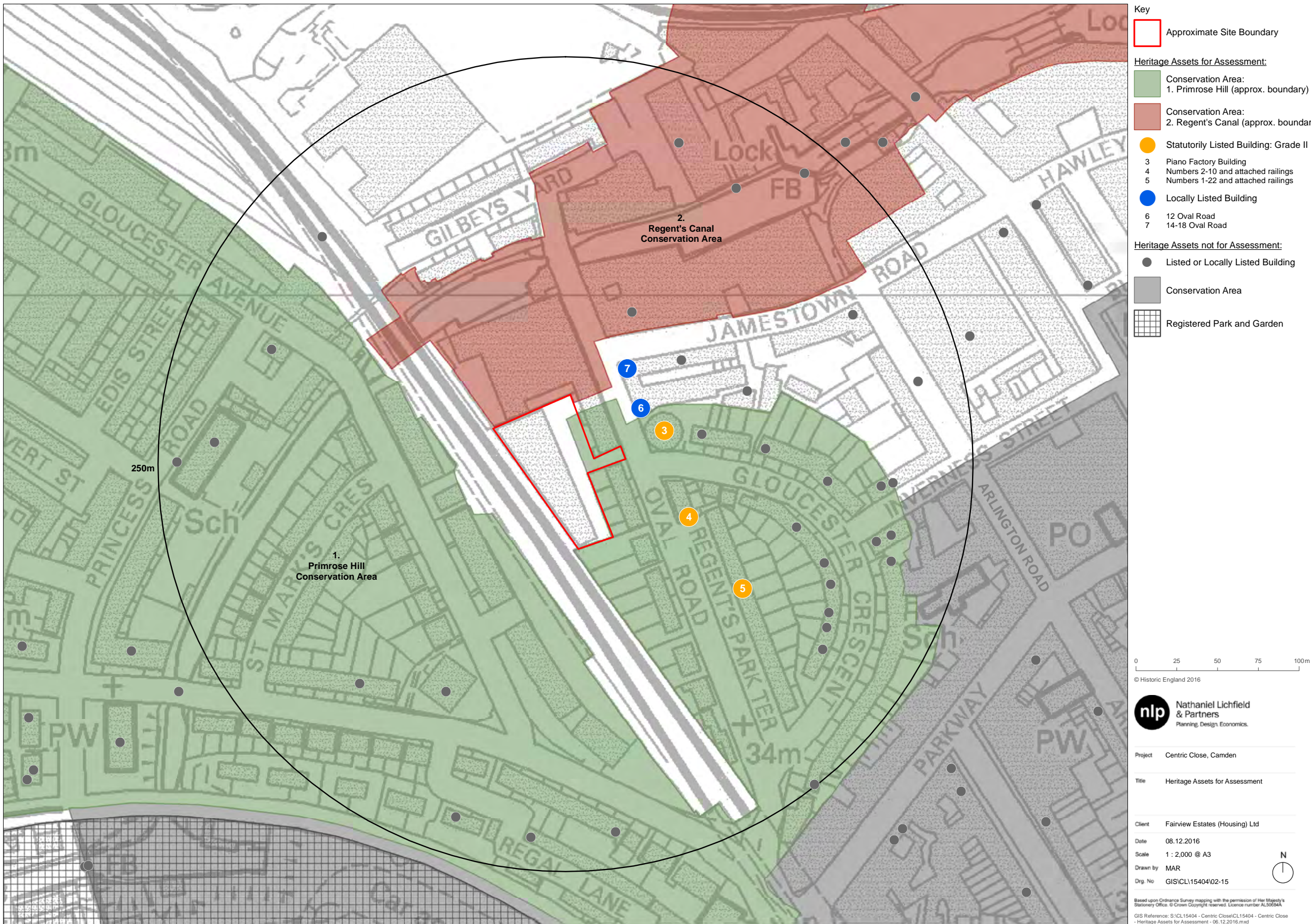


Image Caption

1. Primrose Hill Conservation Area



Example listed buildings on Gloucester Crescent



Grade II listed Cecil Sharp House



View south along Oval Road towards the BT Tower and modern building at the end of Oval Road



Current view towards the sheds on the site from Gloucester Crescent

Significance

The Council’s Conservation Area Statement notes that it was not until the mid-19th century that the Conservation Area began to develop significantly, which began with the Regent’s Canal. Following the building of the railway in the 1830s an estate was built in the 1840s with large villas and gardens and this is reflected in the current street pattern (p. 6). Development also featured terraces of railway workers’ cottages and formal terraces, a formal square and sweeping crescent (p. 7). The development of the railway throughout the 19th century impacted on the area through the increase of the track area and the introduction of large railway sheds. This meant that it was not appropriate for large villas to be near the railway and resulted in terraces being built on Gloucester Avenue and its surroundings (p.7).

The Conservation Area Statement notes that the development of the area was influenced by manufacturing and the arts, such as a centre for piano manufacturing (p.7). The area suffered from bomb damage in the Second World War (p. 8) and there are some post-War Council buildings within the Conservation Area such as on Gloucester Avenue. There are some notable 20th century buildings within the Conservation Area, which although they do not conform to the style of the 19th century buildings have architectural interest of their own right, such as the Grade II listed Cecil Sharp House (1929-30) and 10 Regents Park Road (1954-6), also Grade II listed and designed by Erno Goldfinger.

Common building materials include brick and stucco and the area is now predominantly residential but also features commercial buildings. Building height ranges but is generally no greater than around five storeys.

The Conservation Area Statement notes that sub area 4 of the Conservation Area, which a very small element of the site is located within, “...*has abundant trees and vegetation and a lower density of development in comparison with the main body of the Conservation Area.*” (p. 21).

The Conservation Area features a number of Grade II listed buildings and is predominantly of architectural and historic significance and is of medium significance.

Setting (and its Contribution to Significance)

Features within the setting of the Conservation Area contribute towards its significance such as Primrose Hill, Regent’s Park and the railway as these features have contributed to the development and form of the Conservation Area and buildings in it, albeit the railway does introduce negative influences as well. Other conservation areas within the setting, such as the Camden Town, Regent’s Canal and Regent’s Park Conservation Areas are generally positive features within the setting of the Conservation Area. The setting of sub area 4 comprises the railway line to the west, which forms a barrier between the sub area and the rest of the Conservation Area and The Lockhouse which, as a contemporary development, does not specifically contribute to its significance. Historic development to the east and south-east forms positive elements of its setting.

Role of Existing Site in Setting of Heritage Asset

The small part of the site that is located within the Conservation Area comprises the entrance gateway and tarmacked part of the courtyard. The gateway is of no specific architectural or historic interest and it forms a neutral element of the Conservation Area. The remainder of the site detracts from the setting of the Conservation Area as the low quality late 20th century sheds are not complementary to the surviving (largely former) industrial buildings within the setting of the Conservation Area.

Potential Effect on Significance

Only a very small part of the Conservation Area would be directly affected by the proposals. The proposal includes the resurfacing of the existing tarmacked car park with high quality, durable hardstanding. The proposed new hardstanding would be an enhancement to the character and appearance of the Conservation Area in comparison to the existing situation.

The proposed development would also affect the setting of the Conservation Area. In terms of design and materials, the proposed elevations reference the local industrial vernacular. The use of stock brick laid with a stretcher bond as the primary treatment and an English bond accentuating the base and top of the building would be sympathetic to the character and appearance of the Conservation Area and its setting. The use of recessed and projecting balconies with vertical metal balustrades provide variety and depth. Across the scheme windows, doors, balconies and roof level projections would be of a dark grey metal that is appropriate to the adjacent buildings (31 Oval Road) and the industrial heritage of the area.

The scale and massing of the proposed development (the western elements stepping down from seven to four storeys) would be acceptable within the setting of the Conservation Area and the height of the proposed development would sit comfortably within the prevailing height of surrounding buildings both inside and out of the Conservation Area and in views within the Conservation Area; namely 31 Oval Road, The Lockhouse and Victorian villas on Oval Road.

The extent of views of the proposed development from the Conservation Area around Oval Road and Gloucester Crescent would vary dependant on the viewer’s location and would often be partly obscured by intervening development. The proposed development would be an acceptable addition to such views (for example views 2-4 in the TVA), where the scale and massing of the proposed development would be in-keeping with its surroundings and, where visible, the set back and stepped features of the proposed development would reduce the massing of the development.

There would be views of the proposed development from the west part of the Conservation Area, on the other side of the railway (see views 11-14 in the TVA). The proposed development would be an acceptable addition to these views within the Conservation Area as its scale and massing would be in-keeping with surrounding buildings and the materials would be complementary to those of the Conservation Area. In some views the proposed development would replace views of the existing development on the site. The simple design of the proposed development would also be sympathetic to the design of the remaining former industrial buildings within the Conservation Area as well as the more recent buildings within it.

The proposed development would not infill gaps between buildings, which is a characteristic of the Conservation Area. The scheme would be substantially set back from the street front building lines. Whilst views to the proposed scheme through gaps between buildings are available, this would historically have been the case, where buildings within the site have always featured.

None of the relevant significant views identified within the Conservation Area Statement would be adversely affected by the proposed development.

Although the proposed development would remove the warehouse/industrial use of the site which has historically characterised the setting of the Conservation Area, the proposed mix of uses of commercial and residential would be complementary to today’s prevailing uses within the Conservation Area and its setting.

Overall, the predominant use of stock brick with dark grey metal detailing would be complementary to the character and appearance of the Conservation Area. The simple design would reflect the industrial heritage of the site, parts of the Conservation Area and its setting. Proposed detailing such as the use of different bonds for the base and the top of the building and the symmetrical fenestration would introduce architectural quality and variety and ensure it would relate well to its surroundings. The flat roof line relates to the treatment of a number of buildings within its surroundings, notably 31 Oval Road. The design would represent a high quality modern design within the setting of the Conservation Area but one which references its Victorian and industrial heritage and remaining buildings such as 31 Oval Road. The proposed soft landscaping as part of the proposals would be an enhancement to the setting of the Conservation Area and reference the importance of gardens and landscaping within the Conservation Area and which featured on parts of the site in the Victorian period. The minimal approach to landscaping is considered to be appropriate to the industrial heritage of the site and Conservation Area.

The character and appearance of the Conservation Area would be preserved. Its setting would be enhanced and its significance would be preserved.

Compliance with the Statute and Planning Policy

Overall, in compliance with the statutory presumption and heritage policy, the character and appearance of the Conservation Area would be preserved. Its setting would be enhanced and its significance would be preserved.

2. Regent's Canal Conservation Area



The Canal and listed roving bridge and interchange building



The Lockhouse development within the Conservation Area and adjacent to the site



Modern development in the setting of the Conservation Area



Current view towards the site from the edge of the Conservation Area on Jamestown Road

Significance

The Council’s Conservation Area Appraisal and Management Strategy summarises the special interest of the Conservation Area as:

“The Regent’s Canal, part of the Grand Union Canal, winds its way through the London Borough of Camden on its way to joining the River Thames, forming a corridor of unique character. The canal is linked to a 3,000 mile network of waterways. The concentration of industrial archaeology along the Camden section of the canal, with its associated railway features is of exceptional interest and quality, unparalleled in London. It is an important feature of historic and visual interest in the wider townscape and, following the decline of traditional canal-related commercial activities, has been increasingly recognised as a valuable resource for water-based leisure activities, for its tranquil seclusion, for its ecological value and its potential for transportation and informal recreation. It is the Council’s intention to conserve and enhance the existing character of the canal and to improve its potential for recreation, transportation and wildlife.

The ever changing views, the variety and contrast of townscape elements and the informal relationship between buildings and canal make significant contributions to the character of the canal. Different sections of the canal vary considerably in terms of aspect, level, width and orientation and in the nature and function of adjacent buildings and landscape.” (p. 5).

The Conservation Area Appraisal and Management Strategy summarises the character and appearance of the Conservation Area which includes that:

“The special character of the area is largely derived from the almost hidden nature of the canal. The surrounding townscape largely turns its back on the canal creating a tranquil space distinct from the business of the surrounding city. This character has in part arisen from the topography of the canal located as it is in shallow cuttings along part of its length and partly as a result of canal side development forming an effective barrier, cutting off views towards the canal.

A particular contributor to character is the original planning of the canal’s route...” as this has resulted in bridges which provide views. Other key features are the infrastructure and equipment for the canal such as paired lock chambers and horse slips. The role of the railways and associated infrastructure has also shaped the character of the area. The historic industrial use and buildings also form part of the character of the area. (p. 12).

The Canal is designated as an open space and includes an archaeological priority area. The Conservation Area Appraisal notes the importance of wildlife in the Conservation Area.

Although the Conservation Area contains many important buildings relating to the Canal, there are also buildings which do not reflect the industrial character of the area, such as the building directly to the north of the site; The Lockhouse on Oval Road.

The Conservation Area is predominantly of architectural, historic and archaeological significance and is of medium significance.

Setting (and its Contribution to Significance)

The wider industrial and Victorian setting of the Conservation Area contributes towards its significance as well as the surrounding conservation areas. However, there has been development in the late 20th/early 21st centuries within the immediate setting which do not contribute towards the significance of the Conservation Area, this includes features such as the large Morrisons supermarket on Chalk Farm Road, the car park of which can be accessed from the Conservation Area and office and hotel development on Jamestown Road.

Role of Existing Site in Setting of Heritage Asset

The site currently plays a very small role within the setting of the Conservation Area; it directly borders the Conservation Area adjacent to The Lockhouse and this is where the greatest relationship is between the site and the Conservation Area. As noted above, however, it is not a sensitive part of the Conservation Area. Otherwise only the front gated entrance to the site is visible from the Conservation Area. The site is industrial in nature but lacks the Victorian architectural detail and interest of the largely former industrial buildings within the Conservation Area. It therefore plays a small negative role within the setting of the Conservation Area.

Potential Effect on Significance

The proposed development would abut the southern boundary of the Conservation Area, immediately adjacent to the recently constructed residential scheme, The Lockhouse. It would therefore form part of its setting at its south-western edge. The proposed development has been carefully designed in terms of height, massing, detailing and materials to complement The Lockhouse. The tallest element of the proposed development at seven storeys, steps down from the tallest, nine storey, element of The Lockhouse. Flat roofs are employed within the proposed scheme to reflect the flat roofs of The Lockhouse and other buildings within the vicinity. The materials and industrial character of the proposed scheme references the industrial character and appearance of the Conservation Area whilst complementing the adjacent contemporary residential scheme. The part of The Lockhouse development that fronts Oval Road provides screening of the proposed development from within the Conservation Area looking south (see TVA view 5). In TVA view 5 only the gates and piers at the entrance to the site are visible and these remain unchanged within the proposed scheme.

The effect of the proposed development on the setting of the Conservation Area is minimal. It affects a small part of the south-west setting of the Conservation Area and is located adjacent to a contemporary residential scheme within the Conservation Area. The replacement of the 1980s units with a high quality residential scheme that references the industrial nature of the site enhances the setting of the Conservation Area. Its significance is preserved.

Compliance with Planning Policy

Overall, in compliance with planning policy, the setting of the Conservation Area would be enhanced and its significance would be preserved.

3. Piano Factory Building (Grade II listed)



Piano Factory Building



Part of the setting of the Piano Factory Building, looking south



Current view of the site from the Piano Factory Building



Current view from the site towards the Piano Factory Building

Significance

According to the list description (List Entry Number: 1113237), this Grade II listed building dates from 1852. It was originally a piano factory and now functions as an office building. It is five storeys in circular plan and is built of London stock bricks and has large arched windows. As noted in the list description its internal layout related to the manufacturing process. The list description notes “*Collard and Collard were the oldest of the well-known piano manufacturing firms of the St Pancras area, having patented a form of upright “square” piano in 1811.*”

The building is predominantly of architectural and historic significance and is also of illustrative value, reflecting the cultural and industrial history of the area which still remains to some extent although in a different form. It is of medium significance.

Setting (and its Contribution to Significance)

The setting of the building is largely contained to Oval Road and the northern part of Gloucester Avenue. Many of the contemporary features within it contribute towards the significance of the building such as the Victorian residential and industrial buildings within the immediate and wider setting (many of which are no longer in industrial use). However, more recent development such as The Lockhouse and post-War Council housing visible on Gloucester Avenue has been introduced to its setting. Many of the original industrial buildings which featured within its more immediate setting are no longer present, thus making the setting of this former industrial building less sensitive to change

Role of Existing Site in Setting of Heritage Asset

The site is located directly opposite this listed building and as shown in historic mapping (see Section 3 of the HIA), part of the site featured a piano factory in the 1870s. This was the earliest part of the Collard and Collard piano manufacturers which expanded eastwards. There is, therefore, a historic relationship with this listed building and earlier buildings on the site. Although still industrial in character, the nature of the construction and appearance of the buildings within it are not complementary to the Victorian character of this building, undermining its contribution to its significance. This historic link with the piano factory has been severed through the loss of the earlier buildings on the site.

Potential Effect on Significance

A direct view is available from The Piano Factory looking westwards into the site (see TVA view 4). The existing entrance gates and piers remain unchanged. The view to the existing 1980s commercial sheds is replaced with a view towards the eastern elevation of the proposed development. The height and massing of the proposed scheme sits comfortably behind the historic buildings fronting Oval Road. The set back roof and symmetrical fenestration of the proposed development reflects that of 31 Oval Road. The proposed height, massing, materials and elevational treatment are complementary to this view and enhance the setting of the Piano Factory in comparison to the existing situation.

Whilst originally the use of the site as a piano factory was linked to the now listed Piano Factory Buildings (all part of the Collard and Collard complex), this use was lost historically. The replacement of the existing warehouse sheds with high quality commercial and residential development does not harm the significance of the Piano Factory through loss of an existing historic association.

The proposed development enhances the setting of the Piano Factory. Its significance is preserved.

Compliance with the Statute and Planning Policy

In accordance with statutory presumption and heritage policy, the setting of the listed building would be enhanced. Its significance would be preserved.

4. Numbers 2-10 and attached railings (Grade II listed)



Numbers 2-10 Oval Road



Current view from numbers 2-10 towards the site and showing some of their mixed setting

Significance

According to the list description (List Entry Number: 1113235) this residential terrace dates from c. 1835 and the two end bays are projecting. It is three storeys and basements and is built of London stock brick and feature rusticated stucco detailing at ground floor level and have sash windows. Other architectural features include pilasters and plain cornice and sill bands. The terrace features metal railings to the front.

The buildings are predominantly of architectural and historic significance and are of medium significance.

Setting (and its Contribution to Significance)

The setting of the listed terrace is largely contained to its immediate surroundings and features contemporary surrounding Victorian residential buildings and the listed former Piano Factory which are within the Conservation Area and contributes towards its significance. Other features within its setting such as The Lockhouse and modern buildings to the north and south on Oval Road as well as views towards the BT Tower to the south and post-War Council housing visible to the west between the Victorian villas on Oval Road, introduces more recent change which has altered its original setting.

Role of Existing Site in Setting of Heritage Asset

The site is located nearby to the north-west but the only views of the site from the listed terrace are of the gated entrance (views towards the buildings on the site are visible from the north of the terrace but not directly in front of it). The site plays a small negative role within the setting as the buildings and low-grade environment do not complement the Victorian character of the terrace.

Potential Effect on Significance

The proposed development is screened from view when standing in front of the listed terrace (this is confirmed by TVA view 6). Whilst the gates and piers to the site are visible in this view, there is no change to these elements proposed. When standing north of the listed terrace it would be possible to see into the site whilst standing within the setting of the listed terrace. The replacement of the low-grade commercial units with a high quality mixed-use scheme that is complementary to the historic and current character and appearance of the area is considered to enhance the setting of the listed terrace, albeit only marginally.

The setting of the terrace is enhanced and its significance is preserved.

Compliance with the Statute and Planning Policy

In accordance with statutory presumption and heritage policy, the setting of the listed terrace would be enhanced and its significance preserved.

5. Numbers 1-22 and attached railings (Grade II listed)



Numbers 1-22 and attached railings



Numbers 1-22 and attached railings



The 20th century buildings opposite numbers 1-22



Current view from Numbers 1-22 towards the site (not visible)

Significance

The terrace is set back from Oval Road and its list description (List Entry Number: 1330368) dates it to c. 1840-50 and is four storeys with basements. It is built from London stock brick and features a rusticated stucco ground floor and has sash windows with scrolled brackets above first floor windows. The two end sections are projecting. The terrace is in a neo-Classical style and has associated architectural detailing. Doors are accessed up steps and the building is bordered by metal railings and there is a strip of grass running the length of the terrace separated from it by a small road.

The buildings are predominantly of architectural and historic significance and are of medium significance.

Setting (and its Contribution to Significance)

The setting of the terrace is largely confined to Oval Road and Gloucester Crescent. This features contemporary Victorian residential buildings which contribute towards its significance. More recent buildings such as the building at the junction of Oval Road/Gloucester Avenue, the post-War Council buildings glimpsed on Gloucester Avenue and directly opposite the terrace, the top of The Lockhouse building and views to the large tall building in the distance in the north-west from the bridge over the railway at Gloucester Avenue/Oval Road, or towards the BT Tower to the south, are more modern features within its setting and contribute little towards its significance. The busy traffic junction at Gloucester Avenue/Oval Road is a negative feature within its setting.

Role of Existing Site in Setting of Heritage Asset

Only the entrance gates to the site are visible from the terrace and views of most of the terrace are screened from view from the entrance to the site in summer and because it is set back from the road. It therefore plays a very small neutral role within the setting of the listed terrace.

Potential Effect on Significance

As illustrated in views 6-9 in the TVA, the proposed development would be screened from view at street level from the listed terrace by buildings fronting the western side of Oval Road. There are no proposed changes to the entrance gates and piers, so this element of the street scene would remain unchanged. The setting and significance of the listed terrace would be preserved.

Compliance with the Statute and Planning Policy

In accordance with statutory presumption and heritage policy, the setting and significance of the listed terrace would be preserved.

6. 12 Oval Road (locally listed building)



12 Oval Road



Part of the setting of 12 Oval Road



Current view towards the northern part of the site (not visible)

Significance

The local list description for this building describes it as “Late 19th century warehouse. Of key significance is the front elevation in brown brick with recessed window bays, steel framed windows and use of restrained decoration e.g. tiled panels in central bays. Relates well in scale to no. 42-43 Gloucester Crescent to the south, and in materials and building line to the terrace within which it sits.” (p. 18).

This building is predominantly of architectural and historic significance and is of low significance.

Setting (and its Contribution to Significance)

The setting of the building is mixed and features a number of contemporary Victorian buildings, some of industrial heritage such as the adjacent former Piano Factory and buildings further north on Oval Road and well as surrounding residential buildings. However, The Lockhouse located opposite has introduced significant change to the setting of this building.

Role of Existing Site in Setting of Heritage Asset

The site is visible from within the setting of the warehouse if standing to its south. It is a negative feature within the setting of this locally listed building as although it has an industrial use the low-grade sheds do not complement the historic detailing and interest of this building.

Potential Effect on Significance

The entrance gates and piers would remain unchanged as a result of the proposed development. However, when standing just south of the locally listed warehouse a view into the site of the proposed scheme, from within the setting of the warehouse, would be available. The high quality approach to the development referencing historic and contemporary features of the site and its surroundings and its appropriate massing and materials, is considered to be an enhancement to the existing situation.

The setting of the warehouse is enhanced whilst the significance is preserved.

Compliance with Planning Policy

In compliance with heritage planning policy, the setting of the asset would be enhanced and its significance would be preserved.

7. 14-18 Oval Road (locally listed building)



14-18 Oval Road



Current view towards the site (not visible) from 14-18 Oval Road



Part of the setting of 14-18 Oval Road

Significance

The local list description for these buildings states that the three terraced houses date from the mid-19th century and are an “Attractive group with timber sash windows, stucco window surrounds, first floor iron balconies, panelled doors with decorative console brackets and projecting cornice and lightwell railings largely intact. In same form as terrace around the corner in Jamestown Road.” (p. 19).

The terrace is largely of architectural and historic significance and is of low significance.

Setting (and its Contribution to Significance)

The setting of this locally listed terrace is largely confined to the northern half of Oval Road as well as part of Jamestown Road and the locally listed buildings to the rear. Its setting is mixed and includes contemporary Victorian industrial and residential buildings which contribute towards its setting, although many of the former industrial buildings are no longer in industrial use. Late 20th/early 21st century development such as The Lockhouse and residential properties on Gilbeys Yard have introduced recent change to its setting that do not contribute towards its significance.

Role of Existing Site in Setting of Heritage Asset

The site plays a negative role within the setting of this locally listed terrace as the low-grade sheds on the site are not in-keeping with the historic detailing and architecture of the terrace.

Potential Effect on Significance

As illustrated in view 5 in the TVA, views towards the proposed development would be largely screened by 31 Oval Road due to the proximity of this building to 14-18 Oval Road. Any views of the proposed development would be minimal and predominantly feature brick, glazing and metal detailing which are all materials which either feature in this building or its setting. The height and massing would be an acceptable introduction to the setting of this terrace and sit comfortably within the scale and massing of surrounding buildings.

There would be an enhancement to the setting of the locally listed terrace as a result of views of and from the proposed development which the terrace is also visible in. The proposed development would be an enhancement compared to the current poor quality sheds on the site; its materials would be complementary to the terrace and buildings within its setting and its scale and massing would be appropriate. The simple design would be reflective of the general design of the terrace with brick elevations, a linear design and extensive fenestration.

Its setting would be enhanced and significance preserved.

Compliance with Planning Policy

In accordance with heritage planning policy, setting would be enhanced and significance would be preserved.



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Appendix 4 Guide for Establishing Value of
Historic Buildings from the Design
Manual for Roads and Bridges
Volume 11, Section 3, Part 2
HA208/07 Cultural Heritage,
Annex 6: Historic Buildings

6.10.4 These terms are intentionally qualitative rather than quantitative as numerical scores can give a misleading impression of precision. The assessment of buildings can usefully follow the Listed Building grades. As a guide, English and Welsh Grades I and II* (Scotland's Category A) would be 'high value', and

Grade II (Scotland's Category B) buildings would be 'medium value'. Locally listed buildings (Scotland's Category C(S)) and other identified historic buildings and structures would normally be of 'low value'. The following table is a guide for evaluating the value of historic buildings:

Table 6.1: Guide for Establishing Value of Historic Buildings

Criteria for Establishing Value of Historic Buildings	
Very High	<ul style="list-style-type: none"> Structures inscribed as of universal importance as World Heritage Sites. Other buildings of recognised international importance.
High	<ul style="list-style-type: none"> Scheduled Monuments with standing remains. Grade I and Grade II* (Scotland: Category A) Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance.
Medium	<ul style="list-style-type: none"> Grade II (Scotland: Category B) Listed Buildings. Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations. Conservation Areas containing buildings that contribute significantly to its historic character. Historic Townscape or built-up areas with important historic integrity in their buildings, or built settings (e.g. including street furniture and other structures).
Low	<ul style="list-style-type: none"> 'Locally Listed' buildings (Scotland Category C(S) Listed Buildings). Historic (unlisted) buildings of modest quality in their fabric or historical association. Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings (e.g. including street furniture and other structures).
Negligible	<ul style="list-style-type: none"> Buildings of no architectural or historical note; buildings of an intrusive character.
Unknown	<ul style="list-style-type: none"> Buildings with some hidden (i.e. inaccessible) potential for historic significance.

6.10.5 This guide is not intended to be prescriptive, professional judgement will need to be exercised in assessing the value of historic buildings. As a further guide, in England the main factors used by the Secretary of State in deciding which buildings to include on the statutory list are as follows:

- architectural interest:** the lists are meant to include all buildings which are of importance to the nation for the interest of their architectural design, decoration, and craftsmanship; also important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms;

- historic interest:** this includes buildings which illustrate important aspects of the nation's social, economic, cultural, or military history;
- close historical association:** with nationally important people or events;
- group value:** especially where buildings comprise an important architectural or historic unity or a fine example of planning (e.g. squares, terraces or model villages).











6.10.6 Age and rarity are relevant factors, and in general (where surviving in anything like their original



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