



## Built Heritage Statement

In respect of

1 Hampshire Street, London, NW5 2TE

On behalf of:

Redtrees (North London) Ltd.

RPS CgMs Ref: JCH00114

May 2017

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## 1.0 INTRODUCTION

This Built Heritage Statement has been researched and prepared by CgMs, part of RPS, on behalf of Redtrees (North London) Ltd. in support of the demolition of the extant contemporary structures at 1 Hampshire Street, London, NW5 2TE (The Site) and the construction of a four-storey mixed-use building. The document has been requested in order to assist those involved in the determination of the application and should be read in conjunction with the Design and Access Statement prepared by SADA architecture and other supporting information submitted with the application.

The Site is located in the London Borough of Camden. The extant structures were originally purpose built as part of a post Second World War printing works/factory and were formerly in light industrial usage as a workshop and store; currently, they are in use as a film, TV, photography and music video recording Studio. The structures are neither statutorily or locally listed and are not considered to be of any architectural or heritage value. Additionally, the Site does not lie within a Conservation Area.

However, the Camden Square Conservation Area lies within c.15 metres to the east of the Site and there are two Grade II\* listed buildings with which there may be intervisibility - the Church of St. Luke with St. Paul, located at c.140 metres to its west and the Clock Tower, Caledonian Park, located at c.300 metres to its east, south-east. There are also 4 non-designated heritage assets located within c.40 metres to the north-west of the Site. There is a requirement under Paragraph 128 of the National Planning Policy Framework (NPPF) for an applicant to “*describe the significance of any heritage assets affected, including any contribution made by their setting...(with)...the level of detail...proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance*”. In order to fulfil these requirements, this document commences with a summary of the relevant legislative framework, planning policy and guidance relating to the historic environment; an assessment of the Site, including an appraisal of its historic development and that of its surroundings; an appraisal of heritage assets in proximity to the Site, including a brief townscape and views assessment and an appraisal of the proposal, assessing if there will be any impact on the significance of the heritage assets.



Figure 1: Extant Hampshire Street Studio building on the Site



## 2.0 LEGISLATIVE & PLANNING POLICY FRAMEWORK

### 2.1 LEGISLATION & NATIONAL PLANNING POLICY

This section provides a review of relevant legislation, planning policy and guidance, at both national and local levels, with regard to heritage assets and views.

The National Planning Policy Framework (NPPF) notes that applications should consider the potential impact of development upon ‘heritage assets’. This term includes: designated heritage assets, which possess a statutory designation (for example Listed Buildings, Conservation Areas, and Registered Parks and Gardens); and non-designated heritage assets, typically compiled by Local Planning Authorities (LPAs) and incorporated into a Local List.

#### Legislation

Where any development may affect designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard for their impact on the historic environment. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.

Section 66 states that special regard must be given by the authority in the exercise of planning functions to the desirability of preserving or enhancing listed buildings and their setting. In addition, Section 72 of the 1990 Act states that in exercising all planning functions, local planning authorities must have special regard to the desirability of preserving or enhancing Conservation Areas. It has been made clear from recent case law, that the determining authority needs to ensure that, in its assessment of the application, it makes clear that special regard has been paid to the preservation and enhancement of listed buildings in order to ensure robust decision making.

#### National Planning Policy

##### ***National Planning Policy Framework (NPPF) (Department of Communities and Local Government (DCLG), March 2012)***

The NPPF is the principal document that sets out the Government’s planning policies for England and how these are expected to be applied. It has been purposefully created to provide a framework within which LPAs and the local populace can produce their own distinctive Local and Neighbourhood Plans, respectively. Such Plans consequently reflect the needs and priorities of their communities.

When determining planning applications, the NPPF directs LPAs to apply the presumption in favour of sustainable development; the ‘golden thread’ that is expected to run through the plan-making and decision-making process. Nonetheless, NPPF Paragraph 14 states that the presumption in favour of sustainable development is only applied unless certain specific

policies indicate that such development should be restricted; these include policies protecting sites identified as: designated heritage assets; Areas of Outstanding Natural Beauty (AONBs); Sites of Special Scientific Interest (SSSIs); and the Green Belt.

The NPPF defines a heritage asset as: “A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest”. The definition of a heritage asset includes ‘designated’ heritage assets: “A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation”. In addition, other ‘non-designated’ heritage assets identified by LPAs are included in a Local List.

*Section 7 Requiring Good Design* reinforces the importance of good design in achieving sustainable development, by ensuring the creation of inclusive and high quality places. NPPF Paragraph 58 affirms the need for new design to: function well and add to the quality of the area in which it is built; establish a strong sense of place; and respond to local character and history, reflecting the built identity of the surrounding area.

***Section 12 Conserving and Enhancing the Historic Environment*** contains NPPF ***Paragraphs 126-141***, which relate to development proposals that have an affect upon the historic environment. Such policies provide the framework that LPAs need to refer to when setting out a strategy for the conservation and enjoyment of the historic environment in their Local Plans.

The NPPF advises LPAs to take into account the following points when drawing up strategies for the conservation and enjoyment of the historic environment:

- The desirability of sustaining and enhancing the significance of heritage assets and preserving them in a viable use consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring;
- the desirability of new development in 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.

These considerations should be taken into account when determining planning applications and, in addition, the positive contribution that conservation of heritage assets can make to sustainable communities, including their economic vitality.

In order to determine applications, NPPF ***Paragraph 128*** states that LPAs should require applicants to demonstrate the significance of any heritage assets likely to be affected by development proposals, including the contribution made to their setting. The level of detail provided should be proportionate to each heritage assets’ significance and sufficient to understand what impact will be caused upon their significance. This is supported by NPPF ***Paragraph 129***, which requires LPAs to take this assessment into account when considering applications.

***NPPF Paragraphs 132-136*** consider the impact of development proposals upon the significance of a heritage asset. NPPF ***Paragraph 132*** emphasises the need for proportionality in decision-making and identifies that, when a development is proposed, the weight given to the conservation of a heritage asset should be proportionate to its significance, with greater weight given to those assets of higher significance. NPPF ***Paragraph 134*** states that, where less than substantial harm will be caused to a designated heritage asset, the harm should be weighed against the public benefits of the development proposals, which include securing the heritage asset’s viable optimum use. ***Paragraph 135*** notes that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. The paragraph adds that in weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required, having regard to the scale of any harm or loss and the significance of the heritage asset.

***Paragraph 136*** stipulates that local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

In addition, ***Paragraph 137*** notes that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. The paragraph adds that proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

In relation to Conservation Areas, it is acknowledged in NPPF ***Paragraph 138*** that not all aspects of a Conservation Area will necessarily contribute to its significance. This allows some flexibility for sustainable development to take place in or near Conservation Areas, without causing harm to the overall significance of the heritage asset.

## 2.2 NATIONAL PLANNING GUIDANCE

### National Guidance

#### Planning Practice Guidance (PPG) (DCLG)

This guidance has been adopted in support of the NPPF. It reiterates the importance of conserving heritage assets in a manner appropriate to their significance as a core planning principle.

It also states that conservation is an active process of maintenance and managing change, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in an active use that is consistent with their conservation.

Key elements of the guidance relate to assessing harm. It states that an important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. The paragraph adds that, *'it is the degree of harm, rather than the scale of development that is to be assessed'*. The level of 'substantial harm' is stated to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF.

Importantly, it is stated harm may arise from works to the asset or from development within its setting. Setting is defined as *'the surroundings in which an asset is experienced, and may be more extensive than the curtilage'*. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

Importantly, the guidance states that if *'complete or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance, and make the interpretation publically available.'*

#### Conservation Principles, Policies and Guidance (English Heritage, April 2008)

This document outlines Historic England's approach to the sustainable management of the historic environment. While primarily intended to ensure consistency in their own advice and guidance through the planning process, the document is commended to LPAs to ensure that all decisions about change affecting the historic environment are informed and sustainable.

Published in line with the philosophy of PPS5 (now cancelled), it remains relevant with the NPPF and PPG, placing emphasis upon the importance of

understanding significance as a means to properly assess the effects of change to heritage assets. Guidance within the document describes a range of 'heritage values' that constitute a heritage asset's significance to be established systematically; the four main heritage values include: aesthetic, evidential, communal or historical. The document emphasises that 'considered change offers the potential to enhance and add value to places...it is the means by which each generation aspires to enrich the historic environment' (Paragraph 25).

#### Seeing the History in the View (Historic England, May 2011)

This document provides guidance relating to the assessment of heritage significance within views. It gives a method that can be applied to any view that is considered significant in terms of heritage. Historic England is currently in the process of revising this document to reflect the NPPF and recent case law.

Views provide an important role in shaping our appreciation and understanding of the historic environment. Some have been deliberately designed, such as at Greenwich Palace and Stowe Landscape Garden, whilst more often a significant view is formed of a 'historical composite', as a result of a long process of piecemeal development. Such views often contain focal buildings and landmarks which enrich daily life, attract visitors and help communities prosper.

This document states that the assessment of heritage significance within a view can be divided into two phases:

Phase A Baseline Analysis: the following five steps assist in defining and analysing heritage significance within a view:

- Step 1: Establishing reasons for identifying a particular view as important;
- Step 2: Identifying which heritage assets in a view merit considerations;
- Step 3: Assessing the significance of individual heritage assets;
- Step 4: Assessing the overall heritage significance in a view; and
- Step 5: How can heritage significance be sustained?

Phase B: Assessment: assesses the potential impact of a specific development proposal on heritage significance within a view, as analysed in Phase A through the following steps:

- Development proposal;
- Establishing magnitude of impact on heritage significance; and
- Significance of Effect.

The Guidance provides further information and guidance relating to feeding the Baseline Analysis into an ES Chapter, if necessary.

#### Overview: Historic Environment Good Practice Advice in Planning

In March 2015 Historic England (formerly English Heritage) withdrew the PPS5 Practice Guide document and replaced it with three Good Practice Advice in Planning Notes (GPAs): 'GPA1: Local Plan Making', 'GPA2: Managing significance in Decision-Taking in the historic Environment', and 'GPA3: The Setting of Heritage Assets. A fourth document entitled 'GPA4: Enabling Development' has yet to be adopted.

These GPAs provide supporting guidance relating to good conservation practice. The documents particularly focus on how good practice can be achieved through the principles included within national policy and guidance. As such, the GPAs provide information on good practice to assist LPAs, planning and other consultants, owners, applicants and other interested parties when implementing policy found within the NPPF and PPG relating to the historic environment.

#### GPA1: The Historic Environment in Local Plans (March 2015)

This document stresses the importance of formulating Local Plans that are based on up-to-date and relevant evidence in relation to the economic, social and environmental characteristics and prospects of an area, including the historic environment, as set out by the NPPF. The document provides advice on how information in respect of the local historic environment can be gathered, emphasising the importance of not only setting out known sites, but in understanding their value (i.e. significance). This evidence should be used to define a positive strategy for the historic environment and the formulation of a plan for the maintenance and use of heritage assets and for the delivery of development, including within their setting, which will afford appropriate protection for the heritage asset(s) and make a positive contribution to local character and distinctiveness.

Furthermore, the Local Plan can assist in ensuring that site allocations avoid harming the significance of heritage assets and their settings, whilst providing the opportunity to *'inform the nature of allocations so development responds and reflects local character'*.

Further information is given relating to Section 106 agreements, stating *'to support the delivery of the Plan's heritage strategy it may be considered appropriate to include reference to the role of Section 106 agreements in relation to heritage assets, particularly those at risk.'* It also advises on how the heritage policies within Local Plans should identify areas that are appropriate for development as well as defining specific Development Management Policies for the historic environment. It also suggests that a heritage Supplementary Planning Document (SPD) in line with NPPF Paragraph 153 can be a useful tool to amplify and elaborate on the delivery of the positive heritage strategy in the Local Plan.



## 2.2 NATIONAL PLANNING GUIDANCE

### **GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)**

This document provides advice on the numerous ways in which decision-taking in the historic environment can be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to its significance. In line with the NPPF and PPG, this document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged, stating that *'development proposals that affect the historic environment are much more likely to gain the necessary permissions and create successful places if they are designed with the knowledge and understanding of the significance of the heritage assets they may affect.'*

The advice suggests a structured staged approach to the assembly and analysis of relevant information, this is as follows:

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and,
6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

The advice reiterates that heritage assets may be affected by direct physical change or by change in their setting. Assessment of the nature, extent and importance of the significance of a heritage asset and the contribution of its setting at an early stage can assist the planning process resulting in informed decision-taking.

This document sets out the recommended steps for assessing significance and the impact of development proposals upon a heritage asset, including examining the asset and its setting and analysing local policies and information sources. In assessing the impact of a development proposal on the significance of a heritage asset the document emphasises that the cumulative impact of incremental small-scale changes may have as great an effect on the significance of a heritage asset as a larger scale change.

Crucially, the nature and importance of the significance that is affected will dictate the proportionate response to assessing that change, its justification,

mitigation and any recording which may be necessary. This document also provides guidance in respect of neglect and unauthorised works.

### **GPA3: The Setting of Heritage Assets (March 2015)**

This advice note focuses on the management of change within the setting of heritage assets. This document replaces 'The Setting of Heritage Assets' (English Heritage, March 2011) in order to aid practitioners with the implementation of national policies and guidance relating to the historic environment found within the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 document and does not present a divergence in either the definition of setting or the way in which it should be assessed.

As with the NPPF the document defines setting 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'*. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.

While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, setting, and thus the way in which an asset is experienced, can also be affected by other environmental factors including noise, vibration and odour, while setting may also incorporate perceptual and associational attributes pertaining to the asset's surroundings.

This document provides guidance on practical and proportionate decision making with regards to the management of *Proposed Development* and the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects. It is stated that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting and that different heritage assets may have different abilities to accommodate change within their settings without harming the significance of the asset and therefore setting should be assessed on a case-by-case basis. Although not prescriptive in setting out how this assessment should be carried out, noting that any approach should be demonstrably compliant with legislation, national policies and objectives, Historic England recommend using the '5-step process' in order to assess the potential

effects of a *proposed development* on the setting and significance of a heritage asset, with this 5-step process continued from the 2011 guidance:

1. Identify which heritage assets and their settings may be affected by the proposals;
2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset;
3. Assessment of the effects of proposed development on the significance of a heritage asset;
4. Maximising enhancement and avoiding or minimising harm of the setting of heritage assets; and,
5. The final decision about the acceptability of proposals.

The guidance reiterates the NPPF in stating that where developments affecting the setting results in 'substantial' harm to significance, this harm can only be justified if the developments delivers substantial public benefit and that there is no other alternative (i.e. redesign or relocation).

### **Overview: Historic England Advice Notes in Planning**

In addition to the above documentation, Historic England has published three core Heritage Advice Notes (HEAs) that provide detailed and practical advice on how national policy and guidance is implemented. These documents include: *HEA1: Understanding Place: Conservation Area Designation, Appraisal and Management* (February 2016), *HEA2: Making Changes to Heritage Assets* (February 2016) and *HEA3: The Historic Environment and Site Allocations in Local Plans* (October 2015). Previously adopted documentation by Historic England that provides further information and guidance in respect of managing change within the historic environment include *Seeing the History in the View* (May 2011), and *Managing Local Authority Heritage* (June 2003).

### **HEA1: Understanding Place: Conservation Area Designation, Appraisal and Management (February 2016)**

This document forms revised guidance which sets out the ways to manage change in order to ensure that historic areas are conserved. In particular information is provided relating to conservation area designation, appraisal and management. Whilst this document emphasises that *'activities to conserve or invest need to be proportionate to the significance of the heritage assets affected,'* it reiterates that the work carried out needs to provide sufficient information in order to understand the issues outlined in Paragraph 192 of the NPPF, relating to the assessment of any heritage assets that may be affected by proposals. There are different types of special architectural and historic interest that contribute to a Conservation Area's significance. These include:

## 2.2 NATIONAL PLANNING GUIDANCE

- Areas with a high number of nationally designated heritage assets and a variety of architectural styles and historic associations;
- those linked to a particular industry or individual with a particular local interest;
- where an earlier, historically significant, layout is visible in the modern street pattern;
- where a particular style of architecture or traditional building materials predominate; and,
- areas designated on account of the quality of the public realm or a spatial element, such as a design form or settlement pattern, green spaces which are an essential component of a wider historic area, and historic parks and gardens and other designed landscapes, including those included on the Historic England Register of parks and gardens of special historic interest.

Change is inevitable, however, and this document provides guidance in respect of managing change in a way that conserves and enhances areas, through identifying potential within a conservation area. This can be achieved through historic characterisation studies, production of neighbourhood plans, confirmation of special interest and setting out of recommendations. NPPF Paragraph 127 states that *‘when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest,’* this document reiterates that this needs to be considered throughout this process.

Section 71 of the *Planning (Listed Buildings and Conservations Area) Act 1990* places on LPAs the duty to produce proposals for the preservation and enhancement of Conservation Areas. This document provides guidance for the production of management plans, which can *‘channel development pressure to conserve the special quality of the conservation area’*. These plans may provide polices on the protection of views, criteria for demolition, alterations and extensions, urban design strategy and development opportunities. Furthermore, it includes information relating to Article 4 Directions, which give the LPA the power to limit permitted development rights where it is deemed necessary to protect local amenity or the well-being of an area.

### **HEA2: Making Changes to Heritage Assets (February 2016)**

The purpose of this document is to provide information in respect of the repair, restoration and alterations to heritage assets. It promotes guidance for both LPAs, consultants, owners, applicants and other interested parties in order to promote well-informed and collaborative conservation.

The best way to conserve a building is to keep it in use, or to find an appropriate new use. This document states that *‘an unreasonable, inflexible approach will prevent action that could give a building new life...A reasonable proportionate approach to owners’ needs is therefore essential’*. Whilst this is the case, the limits imposed by the significance of individual elements are an important consideration, especially when considering an asset’s compatibility with Building Regulations and the Equality Act. As such, it is good practice for LPAs to consider imaginative ways of avoiding such conflict.

This document provides information relating to proposed change to a heritage asset, which are characterised as:

- Repair;
- restoration;
- addition and alteration, either singly or in combination; and,
- works for research alone.

### **HEA3: The Historic Environment and Site Allocations in Local Plans (October 2015)**

This document provides information for those involved in the site allocation process, particularly when implementing historic environment legislation, relevant policy within the NPPF and related guidance found within the Planning Practice Guidance (PPG).

The inclusion of sites within a Local Plan can provide the opportunity to ensure that new development will avoid harming the significance of both designated and non-designated heritage assets, including effects on their setting. Furthermore, this document highlights the ways in which the process of site allocation may present opportunities to better reveal the historic environment. It sets out a five-step methodology which can assist in appropriate site selection:

- Step 1: Identify which heritage assets are affected by the potential site allocation;
- Step 2: understand what contribution the site (in its current form) makes to the significance of heritage asset(s);
- Step 3: identify what impacts the allocation might have on that significance;
- Step 4: consider maximising enhancements and avoiding harm; and,
- Step 5: determine whether the proposed site allocation is appropriate in light if the NPPF’s tests of soundness.

### **HEAN 7: Local Heritage Listing (May 2016)**

This document supports LPAs and local communities to introduce, or make changes to, a Local List in their area. This is achieved through preparation of selection criteria, thereby encouraging a more consistent approach to the identification and management of non-designated heritage assets across England.

A Local List can celebrate the breadth of the historic environment of a local area by encompassing the full range of heritage assets that make up the historic environment and ensure the proper validation and recording of such heritage assets. In addition, a Local List provides a consistent and accountable way of identifying non-designated heritage assets, to the benefit of owners and developers who need to understand local development opportunities and constraints.

## 2.3 LOCAL PLANNING POLICY & GUIDANCE

The local planning authority for the Site is Camden Borough Council and development on the Site will be subject to compliance with their local policies as well as with the London Plan, which is the overall strategic Development Plan for London.

The following policies contained within the London Plan and the London Borough of Camden's Local Plan are of relevance to the Proposed Development.

### Strategic Policy

***The London Plan: The Spatial Development Strategy for London Consolidated with Alterations since 2011 (Greater London Authority (GLA), March 2016)***

The London Plan is the overall strategic plan for London, setting out a complete framework for its development to 2036. The following policies are those most relevant to heritage, townscape and visual assessment, requiring that developments which may have an effect upon heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

### "Policy 7.4 Local character

#### Planning decisions

A. 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.

- B. 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.
  - 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.

### Policy 7.6 Architecture

#### Planning decisions

B. 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;

f.) provide high quality indoor and outdoor spaces and integrate well with the surrounding streets and open spaces;

i.) optimise the potential of sites.

### Policy 7.8 Heritage assets and archaeology

#### Planning decisions

C. Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

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

### Camden Council Development Plan Documents

#### Camden Core Strategy 2010-2025 (November, 2010)

The Local Development Framework (LDF) is a group of documents setting out planning strategy and policies in the London Borough of Camden. The principle LDF document is the Core Strategy, which sets out key elements of the Council's planning vision and strategy for the borough and contains strategic policies. The following Core Strategy policies relate to development concerning the historic environment in the borough:

***Policy CS14 Promoting high quality places and conserving our heritage*** seeks to ensure that places and buildings are attractive, safe and accessible 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 and listed buildings.

#### Camden Development Policies 2010-2025 (November, 2010)

As part of Camden Council's LDF, Development Policies 2010-2025 set out detailed planning criteria that are used to determine applications for planning permission in the borough. Policies pertinent to the historic environment and relevant to this application comprise the following:

**DP24 Securing high quality design** states that the Council require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect proposals to consider: the local character, setting, context and the form and scale of neighbouring buildings; the quality of materials to be used; the provision of visually interesting frontages at street level; the appropriate location for building services; the provision of appropriate hard and soft landscaping including boundary treatments; the provision of appropriate amenity space; and accessibility.

**DP25 Conserving Camden's heritage** emphasises that it will not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and will not permit development that is considered to cause harm to the setting of a listed building.

### Local Planning Guidance

**CPG1 Design (Camden Council, April 2011, amended September 2013)**

The Council formally adopted CPG1 Design in April 2011, and it was subsequently updated in September 2013 following statutory consultation to include Section 12 on artworks, statues and memorials. This guidance applies to all applications which may affect any element of the historic environment and therefore may require planning permission, or conservation area or listed building consent.

With regard to proposed development within, or affecting the setting of, conservation areas in the Borough, the Council will only grant permission that preserves and enhances the character and appearance of the area. When determining an application, guidance on such matters are set out in the Core Strategy policy CS14 and Development Policy DP24, as well as that in conservation area statements, appraisals and management plans.



3.0 ARCHITECTURAL & HISTORICAL APPRAISAL

3.1 HISTORICAL DEVELOPMENT OF KENTISH TOWN AREA

Hampshire Street is located in the Borough of Camden, within the Kentish Town Ward. Historically, Kentish Town was a prebendal manor, owned by the canons of St. Paul's and is recorded within Domesday as having *"plenty of timber in the hedgerows, good pasture for cattle, a running brook, and two 20d. rents. Four villeins, together with seven bordars, hold this land under the Canons of St. Paul's at forty shillings a year rent. In King Edward's time it was raised to sixty shillings."*

The area was first recorded as Kentisston, in 1206, which could have come from a variety of sources: Kentish Men — a local inheritance law, known as gavelkind, that divided estates between all sons and daughters; Cant — after the older word for river (the village was located by the Fleet river); or after Roger de Cantilupe, a thirteenth century Lord of the Manor.

Queen Elizabeth had a hunting lodge in the area — the c. 45 acre plot was located on what is now the east side of the High Street, now surrounded by Torriano Avenue, Camden Road Villas and other thoroughfares. Another well-known resident of the area was William Bruges, the first Garter King of Arms, who entertained Emperor Sigismund when he was in England to negotiate peace with France in 1416, during the reign of Henry V.

The ancient manor was sold to a draper, Richard Utber, and the manor-house to a London merchant, Richard Hill who were both expelled during

the Restoration. In 1670 the manor changed hands again, when it was leased to the Jeffreys family; it was then owned, through marriage, by the first Earl of Camden. Subsequently, the manor was held under lease by the Marquis Camden, canon of St. Paul's Cathedral and of the prebendary of Cantelows.

During this time, the village was still typically rural, possessing a church, dwellings, farms and taverns clustered around a highway. However, its rural outlook was to change in 1788, when the Lord of Cantelows requested permission to build on his lands; his 'large' development in the village was to be the first of many, with other wealthy Londoners also constructing country house 'summer retreats'. The spate of construction created a demand for new facilities in the area, such as shops and public houses.

A second phase of large development occurred when the railways arrived in the mid nineteenth century. Land was bought in the area to contain the intersection of the Midland and North London lines, as well as the numerous depots, coal stores and warehouses required to support the service. However, due to the production of large amounts of smoke and noise by the trains, many affluent residents left the area. In contrast thousands of workers flooded in which resulted in the majority of the non-

railway land surrounding Kentish Town, as well as nearby Gospel Oak, being occupied by terraced houses between 1845 to 1865.

The rapid population increase created the need for schools and other services, however, there was also a great deal of hardship and during the late Victorian period a large number of missions were constructed in order to alleviate problems such as lack of education and alcoholism. In spite of the widespread poverty, a good number of leisure facilities existed in the area, the Prince of Wales Road baths opened in 1901 and there were ten cinemas in the area at various times.

Kentish Town has seen significant changes in its administrative governance, moving from prebendal manor to sub-district in the ancient parish of St. Pancras, Middlesex. In 1855, the Metropolitan Board of Works became responsible for the parish and in 1889, St. Pancras became part of the County of London. In 1900, the parish became a metropolitan borough; this borough was abolished in 1965 and the parish was then included in the London Borough of Camden, of which Kentish Town forms a part.

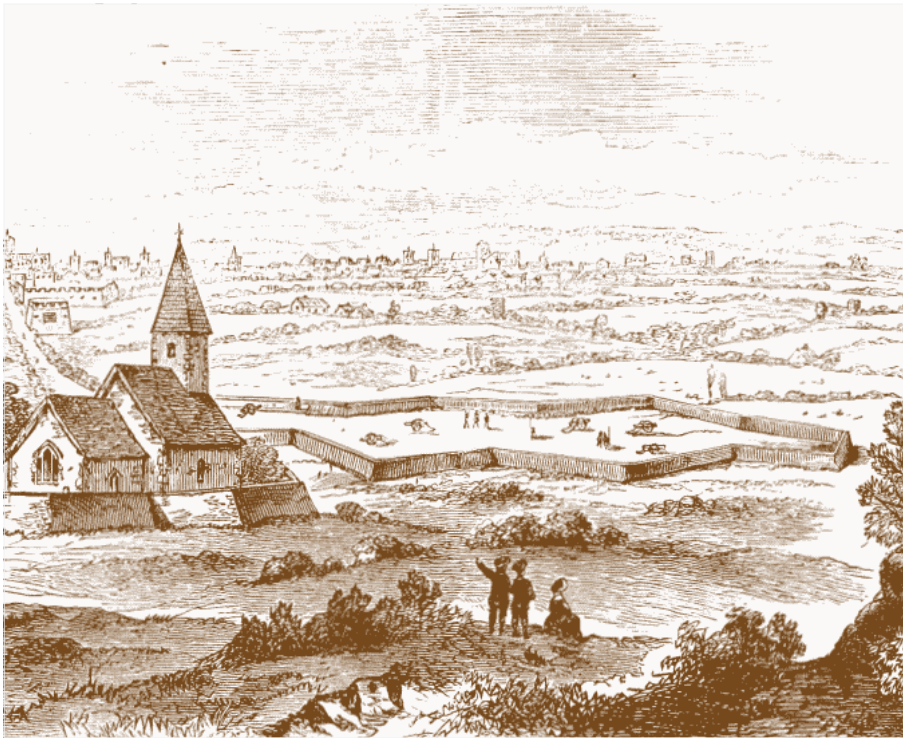


Figure 2: Old St. Pancras (E. Walford, Old and New London).



Figure 3: Illustration of the local area in 1820 (LCC: Survey of London, the Parish of St Pancras).



Figure 4: Base Mapping of Kentish Town (Source: Historical Gazetteer of England's Place Names/Vision of Britain Through Time).



### 3.2 HISTORICAL MAP PROGRESSION

The large 1788 development by the Lord of Cantelowes, started the evolution of Kentish Town from a rural village into a ‘summer retreat’ location; in the mid nineteenth century, the second phase of large development further transformed the area into a bustling, populous part of London, as evidenced by the number of residences on the first OS map of 1873, figure 5. At this time, the Site is divided into two sections:, one comprising a structure and the other a landscaped space, which appears to be part of the garden of a house fronting onto the Camden Road.

In the second OS map, of 1896, figure 6, a second structure has been erected to the north-west of the extant building. The surrounding area is shown as extremely developed, with Oseney Crescent already laid out, with St. Luke’s Church to its east. By this time, there were a number of changes to road names as well as changes to the road system, including the closing of general access to the eastern section of Hampshire Street.

Between 1916 and the present day, figures 7—11, the area continued to develop and expand. The Site itself formed part of a printing works, with a factory constructed sometime between 1946 and 1952; by 1960 historic maps label the Site area simply as ‘works’. A 1983 planning application, *number 36759*, informs us that the Site area was in light industrial usage. In 1989, a further planning application, *number 8903305*, provides further details of the Site, it contains a workshop and store.



Figure 5: 1873 map (OS mapping)



Figure 6: 1896 map (OS mapping)

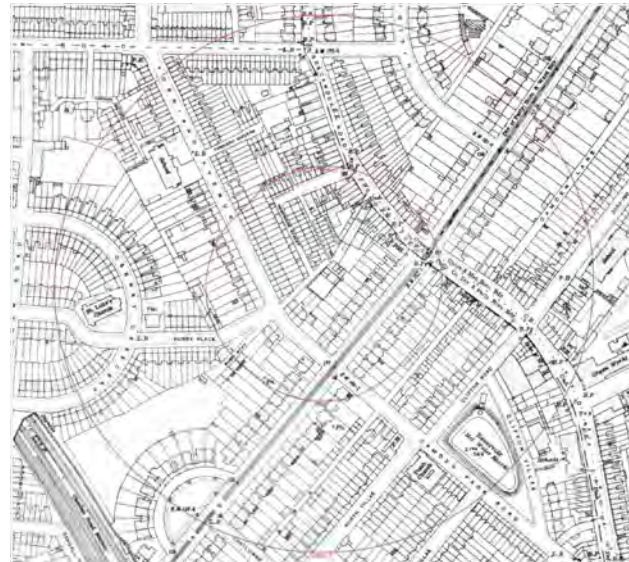


Figure 7: 1916 map (OS mapping)



Figure 8: 1938 map (OS mapping)



Figure 9: 1960 map (OS mapping)

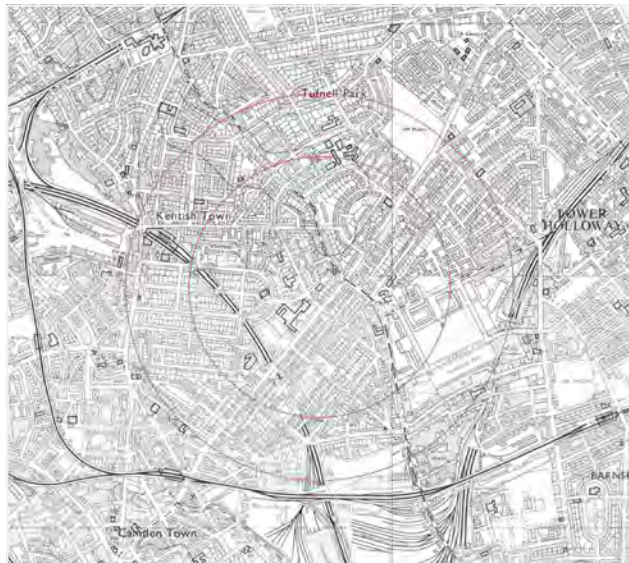


Figure 10: 1975 map (OS mapping)



Figure 11: 2002 map (OS mapping)



### 3.3 HISTORIC ENVIRONMENT RECORD

An area search of 500 metres, measured from the centre of the Site, was decided on, based on professional judgement, with the understanding that it would provide a suitable context in order to understand any potential impacts to heritage assets within this radius.

Conservation Areas and Listed buildings found within this 500 metre search radius are illustrated in figure x, right. A number of these heritage assets were able to be scoped out due to distance, lack of intervisibility or association between them and the Site. Scoped-in heritage assets that may be affected by the Proposed Development are detailed below:

**Designated Heritage Assets**

- Camden Square Conservation Area
- Church of St. Luke with St. Paul—Grade II\* (HER Ref: 1113230)
- The Clock Tower Caledonian Park—Grade II\* (HER Ref: 1298021)

**Non-designated heritage assets**

There are a large number of non-designated heritage assets (locally listed buildings) within the area, however, the majority of these were scoped out of this report, after a site visit, which demonstrated that these assets would be unaffected by the Proposed Development, due to distance, lack of intervisibility or association between them and the Site. There are however, four non-designated heritage assets that share intervisibility with the Site and these are listed below and indicated in figure 12, right:

- 9-15 (odd) Torriano Avenue

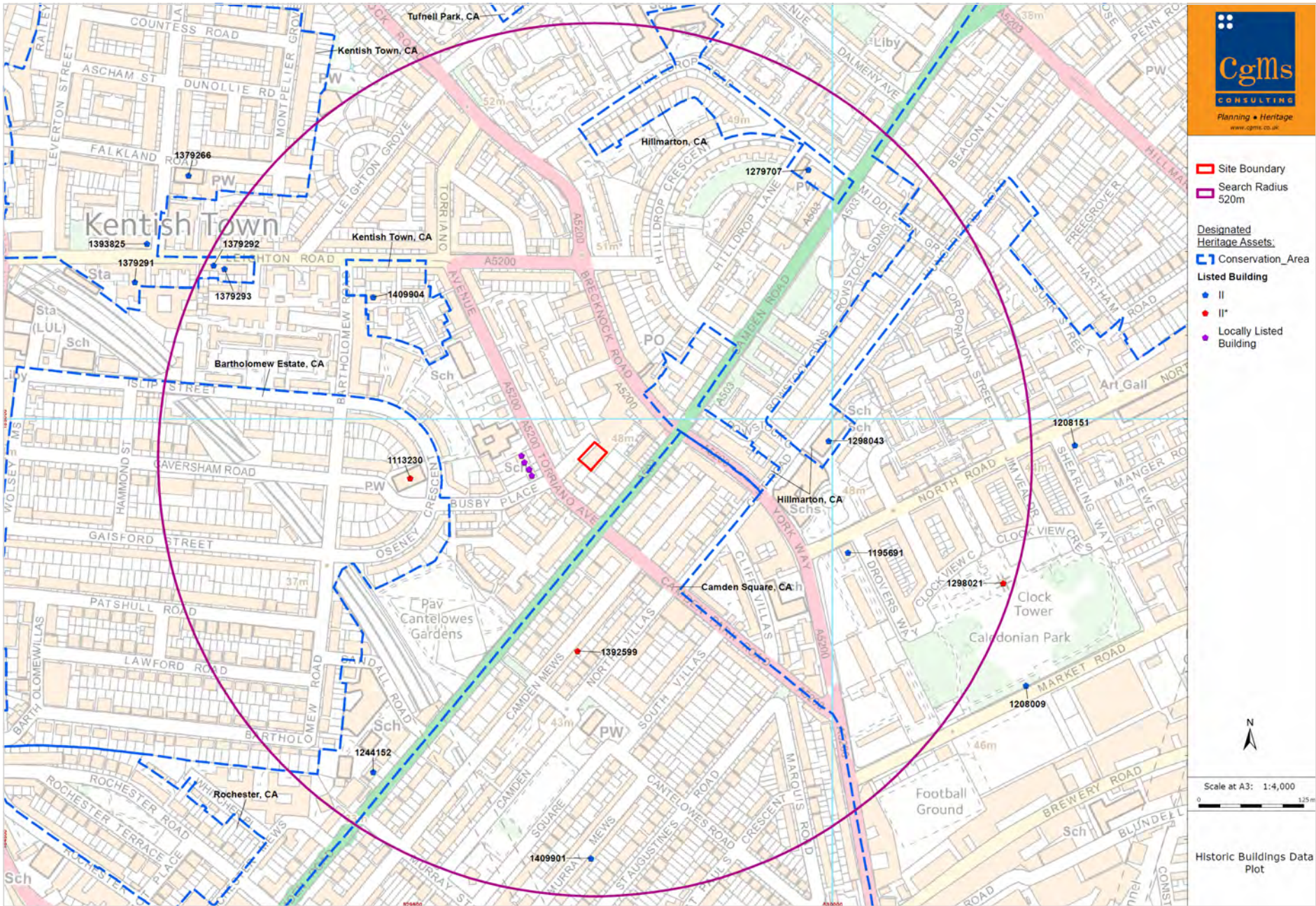


Figure 12: Historic Environment record (HER) Borough of Camden, within 500 metres of Site boundary (English Heritage/OS data 2017).



4.0 ASSESSMENT OF SIGNIFICANCE

4.1 SITE ASSESSMENT

The Site is located in Hampshire Street, within the Borough of Camden, which lies to the north-west of the City of London. It is bounded by Hampshire Street to the north, beyond which lies the Torriano Estate, by light industrial buildings and private residences to the east, by gardens of private residences to the south and by further private residences and Hampshire Street to the west.

Large-scale residential development surrounds the Site and it is also proximate to an extensive number of railway/overground/underground stations — Camden Road at c. 600m to its south-west; Kentish Town and Kentish Town West at c. 400 metres and 800m to its west respectively; Tufnell Park at c. 700m to north-west; Holloway Road at c. 800 m to north-east; Caledonian Road at c. 500m east and Caledonian Road and Barnsbury at c.800m to its south-east.

No. 1 Hampshire Street currently consists of the *Hampshire Street Studio*, which comprises a number of adjoining buildings providing studio space for film, TV, photography and music video recording; there is also provision for dressing rooms and make-up areas.

Bar a number of alterations to the site buildings in 2000, as consented under planning application *number P9900753R1*, including the formation of a new entrance and the erection of a front flat roof extension, the extant structures are generally the same modern light industrial workshop/store units as constructed post Second World War and are not considered to be of any architectural or heritage value.



Figure 13: Extant modern buildings at 1 Hampshire Street



Figure 14: Main studio within Hampshire Street Studios facilities



Figure 15: Dressing room facility within the Studios



Figure 16: Make-up facility within the Studios



## 4.2 DESIGNATED HERITAGE ASSETS — CAMDEN SQUARE CONSERVATION AREA

The Camden Square Conservation Area was designated in October 1974. It is situated to the east of the Borough of Camden, on the boundary with the Borough of Islington, c. 800 metres north-east of Kentish Town, St. Pancras Old Church and the centre of Camden Town.

### History

The Camden Square Conservation Area (CSCA) occupies land previously held by the Cantelowes Manor during the Medieval period. Due to the extensive expansion of London's suburbs during the nineteenth century, which went into the surviving field patterns and rural estates of north London, it was laid out as a planned development between the 1840s and c.1880; its pattern of development was linked to the expansion of Camden Town and Kentish Town. Primary usage in the area is residential.

### Description

The CSCA forms a gridded street layout that runs parallel to, as well as perpendicular from the Camden Road, a major trunk road, laid out following the Act of 1824 in order to link the West End to Tottenham. The whole layout of the Conservation Area is focused around Camden Square, which forms its centrepiece and runs north-east to south-west and parallel to Camden Road. However, there is no uniformity of architecture around the Square, with evident phased development visible in groups of buildings, as well as the development of several individual plots.

Architectural hierarchy placed the largest semi-detached houses facing Camden Road and Camden Square. There are narrower plots with some terraces and semi-detached houses around Rochester Square, St. Augustine's Road and streets leading from the Square. The extremely long Camden Mews and Murray Mews are service areas that have developed over 150 years and contain several innovative structures ranging from the nineteenth to the twenty-first century. These buildings lend unique character to the mews', with architecture ranging from paragons of urban living to functional service areas. The private gardens and green spaces are also important, as they lend a leafiness to the area. Original grand houses have deep front gardens, which complement the proportions of Camden Square. The smaller original houses have modest front gardens and varying lengths of rear gardens; they have semi-basements and steep steps leading to their front doors. The area evolved due to wartime damage, infill development and the construction of the railway through the area.

The nineteenth century properties are of Italianate or restrained classical design, with stock brick and/or stucco and slate roofs, disguised behind parapets on the largest houses or with clipped or wide, bracketed eaves. Windows are principally timber sashes and doors are painted timber panel. Twentieth century properties are constructed in reclaimed stock brick,



Figure 17: Camden Square Gardens



Figure 18: Houses lining North Villas

timber and metal; some properties have flat, metal roofs.

### Aesthetic value

The Conservation Area has aesthetic value due to being part of the laid out and planned development of the Camden New Town Estate, with attractively designed nineteenth century buildings. Additionally, there are a large number of twentieth century infill buildings, principally in the mews, which make a positive addition to the CSCA. The mature character of the vegetation also makes a considerable contribution to the appearance of the area.

### Communal value

Primary usage in the area is residential, however there are a number of structures with community value, such as places of worship, community venues, a day hospital and a number of public houses.

### Evidential value

The WCA has evidential value due to its original plan form still being legible and the number of original residences that it still contains; these aspects help us to understand the history of the area.

### Historical value

The WCA has historical value, due to the retention of a large number of the original structures that formed part of the Camden New Town Estate.

### Setting

The CSCA is bounded by a number of roads, Camden Road, which runs south/north to its western and north-western boundaries; York Way to its north-eastern boundary; Cliff Road and Camden Park Road to its eastern boundary; York Way to its south-eastern boundary and Agar Grove to its south-western boundary. Beyond the roads, its extended setting comprises extensive residential development, the railway system and some retail/business and industrial development.

### Significance

The significance of the CSCA is principally due to the retention of its form, with its planned grid street layout and mature vegetation, interspersed throughout the area, as well as its combination of attractive original nineteenth and infill twentieth century buildings.



## 4.2 DESIGNATED HERITAGE ASSETS

### **Church of St. Luke with St. Paul—Grade II\***

#### History

This mid-nineteenth century church was designed by the architect Basil Champneys, who worked in a range of designs, but was particularly noted for the Queen Anne style. The building was financed by the Midland Railway, as it replaced the original church of St. Luke's on the Euston Road, which was demolished by compulsory clearance in order to lay new railway lines.

#### Design

The church is constructed in red brick with stone dressings and has a tiled roof. The building is of early English detail with the tower influenced by North German architectural style. The plan consists of a 4-bay nave with slender lean-to aisles, a chancel, with a tower above, a south chapel, a buttressed apse with a vestry and 2 porches. The gabled west end has 3 lancets and a rose window with plate tracery; there is also plate tracery to the apse and around the opening on each face of the 3-arcaded belfry tower openings. St. Luke with St. Paul provides a distinctive landmark in respect of the buttressed tower at the crossing with the saddleback roof.

#### Aesthetic value

The structure has aesthetic value as a good example of an early English style church, with the additional detail of the North German style tower. Town Hall and of particular note is the survival of the original Vestry Hall.

#### Communal value

The church possesses high communal value, due to its purpose and association with the community, although due to its age, it does not have the high degree of significance attributed to a medieval parish church.

#### Evidential value

The church of St Luke with St Paul possesses evidential value, including its historic fabric and evidence which helps us to understand its construction and use.

#### Historical value

The building has historical value, although it is relatively modern in architectural terms, and reflects a period of history and an association with individuals.

#### Setting

In 1882, the land to the north and north-west of the church was vacant, however, by 1894, residences had already been constructed on this plot. The church sits in a constrained corner setting within small grounds



Figure 19: Church of St. Luke with St. Paul



Figure 20: The Clock Tower, Caledonian Park

consisting of a gravel driveway, lawn and vegetation; the whole is encompassed by a low brick wall topped by railings. The corner site is bounded by Oseney Crescent to the east,

Caversham Road to the south and residences in close proximity to its northern and western boundaries.

Its extended setting comprises large numbers of both modern and historic residences, other structures and the national and underground railway system, that runs from south to west, to the west of the church.

#### Significance

The heritage significance of this building lies in its architectural, historical and communal value, with the survival of a large number of original architectural features.

### **The Clock Tower, Caledonian Park — Grade II\***

The heritage significance of this building lies in its architectural, historical and communal value, with the survival of a large number of original architectural features.

#### History

In c.1852 approximately 70 acres in the Holloway area was purchased by the City of London, in order to provide a new cattle-market to supersede the existing one at Smithfield. The Architect and Surveyor to the City of London was John Bunstone Bunning, who was responsible for the designs of the various market buildings, including the clock tower, constructed in 1855. The tower bell provided notice of the opening and closing of the market and historically there was a rotunda around its base which provided branch office accommodation for a number of banks, railway and telegraph companies and was also where the clerk of the market had his office. The tower was often called the Bank Building.

#### Design and materials

The tower is of Portland stone and has cast iron ornaments; the roof is of slate. The building's plan is square and is in five stages, of which the first two stages are completely decorated with banded rustication; this decoration is only partly evident to the third and fourth stages. To the ground level, two round arches with keystones project from each elevation,; they are encompassed by a rusticated anta, with ball finial, on the outer side and a rusticated pier on the tower side.

To the south of the tower proper, there is a round-arched entrance that is set beneath a round arch with keystone; there are blocked round arches to the other sides and, beyond this level, there are identical features to all four elevations. To the fourth stage, there are paired, louvred, round-arched openings, keystone and panelled spandrels beneath a clock-face;



## 4.3 DESIGNATED HERITAGE ASSETS

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the clock is by John Morris of Clerkenwell. There is an arcaded balcony to the fifth floor, with ornate cast-iron railings and brackets; the 3 round arches, with keystone to each side, form a belvedere, which originally acted as a bell chamber. Above this, there is a parapet with stone piers and cast-iron balustrade; a pyramidal roof with iron weather vane atop complete the structure.

Aesthetic value

The detailed design of the clock tower provides it with strong aesthetic value, emphasised by its five stages and comprehensive decoration.

Communal value

The structure possesses communal value due to its purpose and association with the community, forming the market's centre-piece, in addition to its bell providing the signal for the opening and closing of the market.

Evidential value

The clock tower possesses evidential value, including its historic fabric and evidence which helps us to understand its construction and use.

Historical value

The building has historical value, although it is relatively modern in architectural terms, and played an important part in London's commercial heritage.

Setting

The clock tower sits in the centre of the former Caledonian market, its immediate setting is Caledonian Park, which comprises semi-mature woodland areas; short and long grass meadows; a community orchard and gardens; a children's play area, open grass space and a tarmac ball court.

Its extended setting consists of a large number of modern residential developments to north, east and west, whilst its extended setting to south is a mixture of the Market Road Gardens; tennis courts; tarmacked sports spaces and an adventure playground.

Significance

The Caledonian Clock Tower has survived largely unchanged since its construction, original to the architect's design. Its existence serves as a significant reminder of the previous activity carried out in the area and reminds us of the tower's own role within this scenario.

# 4.3 NON-DESIGNATED HERITAGE ASSETS

## Nos. 9-15 (odd) Torriano Avenue

9—15 Torriano Avenue are non-designated heritage assets, listed by Camden Borough Council on their Register of Locally Listed Buildings. The properties face Torriano Avenue and No. 9 is located on the corner of the Torriano Avenue and Busby Place road junction. They are the last remaining buildings of a longer terrace, which previously ran nearly the full length of the western side of Torriano Avenue.

### Design

The two pairs of villas date to the mid-nineteenth century and are arranged over three storeys, with projecting bay and pitched roof to inner section. A prominent chimney stack with multiple chimneys forms a central dividing point between each villa. Each residence consists of a basement, a raised ground floor (accessed by steps) and a first floor. The recessed windows are irregular, with rectangular 6 over 6 sash windows to the basement, double arched sash one over one style with central keystone, to the ground floor, and a combination of round arched 6-pane sash windows with curved and radial glazing bars and rectangular 6 over 6 sash windows to the first floor. A prominent cornice runs between the ground and first floor levels. The doors are set within arched recesses, 3 with keystone to centre and all with plain fanlight.

Some doors have been changed and there has been some alteration to architectural ornamentation. To the rear of the houses, some windows have been replaced and there appear to be a number of alterations at roof level.

### Aesthetic value

The dwellings are a good example of period housing, with a number of aesthetically attractive features.

### Communal value

The houses are private properties and do not have any communal value.

### Evidential value

Nos. 19-15 Torriano Avenue have evidential value, including their historic fabric and evidence which helps us to understand their construction and the way in which they were used.

### Historical value

The dwellings have historical value, due to their age and the period of history that they reflect.

### Setting

The villas are set within their own private gardens, small to front, facing



Figure 21: Nos 9-15 (odd) Torriano Avenue

onto Torriano Avenue, from which they are separated by brick walls/wood fencing and/or vegetation. To rear, the gardens are large and have extensive vegetation. The extended setting of the residences consists of a large number of generally modern residences, including blocks of flats and a school.

### Significance

The heritage significance of these buildings lies in the architectural and historical special interest of their fabric and form, being characteristic of their period and of their intended status.



# 5.1 PROPOSALS

The Development Proposal is for the demolition of the extant contemporary structures at 1 Hampshire Street and the construction of a four-storey mixed-use building.

The applicant has paid particular attention to scale and design, having modified the original five-storey scheme, with the application scheme now comprising four storeys.

Pages 18, 19 and 21 illustrate CGI images of the Proposed Development and demonstrate the Applicant's thoroughness in approach, in both design and materials which blend well within the existing townscape.



Figure 22: Extant aerial view, looking southwards, of buildings at 1 Hampshire Street and surrounding townscape (Groundwork Landscapes).



5.1 PROPOSALS



Figure 23: CGI of aerial view, looking southwards over 1 Hampshire Street and surrounding townscape (Groundwork Landscapes/Spoon Visuals).



5.1 PROPOSALS



Figure 24: CGI of 1 Hampshire Street and surrounding buildings from the front elevation of the Proposed Development (Spoon Visuals).



5.1 PROPOSALS



Figure 25: Extant view from Busby Place, looking eastwards towards extant buildings at 1 Hampshire Street (Nerida Howard).



5.1 PROPOSALS



Figure 26: CGI of Proposed Development, looking eastwards towards 1 Hampshire Street, from Busby Place (Nerida Howard/Spoon Visuals).



# 5.2 ASSESSMENT OF IMPACT

## Assessment of Impact

The Proposed Development will not cause harm to the fabric of any designated or non-designated buildings, however, there are two designated heritage assets and four non-designated heritage assets, whose settings may be affected.

In order to determine whether there will be any impact on their setting, this section will reference the Historic Environment Good Practice Advice in Planning: Note 3: The Setting of Heritage Assets (March 2015) (HEGPA3). This GPA sets out a 5-step process which assess the potential effects of a Proposed Development on the setting and significance of a heritage asset.

### Step 1 — Identification of heritage assets which are likely to be affected by the Proposed Development.

This identification was enabled through reference to the Greater London Authority’s Historic Environment Record, illustrated in Section 3.4, and Camden Council’s Conservation Area Appraisal Map and Local List of Buildings of Architectural or Historic Interest. The designated heritage assets were assessed in Sections 4.2 and 4.3; the non -designated heritage assets in Section 4.4.

These are listed below:

#### Designated heritage assets

- Camden Square Conservation Area
- Church of St. Luke with St. Paul—Grade II\*
- The Clock Tower Caledonian Park—Grade II\*

#### Non-designated heritage assets

- 9-15 (odd) Torriano Avenue

#### Designated heritage assets

##### Camden Square Conservation Area

### Step 2 — Assessment of whether and what contribution the setting makes to the significance of a heritage asset.

The settings of the designated heritage assets were outlined in Sections 4.2 and 4.3.

The significance of the CSCA is principally due to its planned grid street layout, mature vegetation and mixture of nineteenth and twentieth century buildings. Its setting consists of a number of roads, which run around its perimeter; these contribute little to the significance of the CSCA, other than providing its boundary and re-enforcing its status as a bustling inner London suburb, compounded by its extended setting’s mixture of large-scale residential and other development and the railway. The Site makes a

neutral contribution to the setting of the CSCA, in that it forms part of the extensive development beyond the roads by which it is bound.

### Step 3 — Assessing the effects of Proposed Development on the significance of a heritage asset.

The Proposed Development has been outlined and illustrated in Section 5.1. The Applicant has amended the scheme so that it now consists of 4 storeys only and therefore there will be extremely limited views of the rear of the building only, between some residences to the west of the Camden Road and a small section of the CSCA to the east of the Camden Road. Due to this extremely low level of intervisibility and lack of experience of the CSCA from the Site, it does not contribute to its significance or setting.

### Step 4 — Maximising enhancement and reduction of harm on the setting of heritage assets.

There will be no material harm to the CSCA resulting from the Proposed Development, nor will it contribute to its setting or significance and therefore no mitigation is necessary.

### Step 5 - The acceptability of the Proposed Development

As already identified, the Proposed Development will not cause any direct harm or any harm to the setting and significance of this designated heritage asset.

##### Church of St. Luke with St. Paul

### Step 2 — Assessment of whether and what contribution the setting makes to the significance of a heritage asset.

The significance of the Church of St. Luke with St. Paul lies in its architectural, historical and communal value. Its setting consists of small grounds, encompassed by a low brick wall topped by railings; the immediate setting of the church is extremely constrained in respect of the size of the building, but does provides some separation and screening from the road, particularly to the front elevation of the church where there are several trees and bushes. However, it does not make a contribution to the significance of the building.

The extended setting of the church comprises a large number of both historic and modern residences as well as other structures, with the church dominant within this landscape, its tower reaching over an extensive area; this ability to be dominant reflects its communal value. The extended setting of the church thus makes a positive contribution, given the purpose and association of the church with the community.

### Step 3 — Assessing the effects of Proposed Development on the significance of a heritage asset.

The Proposed Development has been outlined and illustrated in Section 5.1. The Applicant has amended the scheme so that it now consists of 4 storeys only and there will potentially be some views of the church tower, although it will not be possible to fully experience the significance of the church from the Site. The Site falls within the extended setting of the church as far as the church tower is visible, which is potentially from the upper storeys of the Proposed Development; the site is not visible from the main body of the church. Due to the low level of intervisibility between the church and the Site, the lack of experience of the Church of St. Luke with St. Paul with the Site and the fact that the extended setting of the church has significantly altered since its construction, with large numbers of modern residences now within its extended setting, the Site makes an extremely limited contribution to the aesthetic value of the church only.

### Step 4 — Maximising enhancement and reduction of harm on the setting of heritage assets.

There will be no material harm to the Church of St. Luke with St. Paul resulting from the Proposed Development, it makes an extremely limited contribution to the aesthetic value of the church only and no mitigation is necessary.

### Step 5 - The acceptability of the Proposed Development

As already stated, the Proposed Development will not cause any direct harm and will make an extremely limited contribution to the aesthetic value of the church only.

##### The Clock Tower, Caledonian Park

### Step 2 — Assessment of whether and what contribution the setting makes to the significance of a heritage asset.

The significance of the Clock Tower lies in its architectural, historical and communal value, with the survival of a large number of original architectural features. The immediate setting of the clock tower has altered, whereas historically there was a rotunda around its base, providing a number of offices, these have been removed and it sits directly in Caledonian Park, surrounded by a combination of open grass space, orchards, play spaces and woodland. Its extended setting, historically the location for the cattle market, now consists of a large number of modern residential developments as well as open space for public gardens and sports facilities.

Although not immediately recognisable as the location for a vast cattle market, when the extended setting is taken into consideration, particularly when viewed from an aerial perspective, it is possible to envisage the



# 5.2 ASSESSMENT OF IMPACT

clock tower as the central focus of the historic market. The overall setting does, therefore, make a positive contribution to the heritage asset.

Step 3 — Assessing the effects of Proposed Development on the significance of a heritage asset.

The Proposed Development has been outlined and illustrated in Section 5.1. The Applicant has amended the scheme so that it now consists of 4 storeys only. There is potential intervisibility between the clock tower and the Site, given the height of the heritage asset and the reach of views from its arcaded balcony, however it will not be possible to fully experience its significance. Furthermore, the extended setting of the clock tower has significantly altered since its construction, with large numbers of modern residences now within this extended setting. In respect of this, and the distance between the Site and the clock tower, the Proposed Development will cause no impact to the setting or significance of the clock tower.

Step 4 — Maximising enhancement and reduction of harm on the setting of heritage assets.

There will be no material harm to the clock tower resulting from the Proposed Development and the Proposed Development will cause no impact to its setting or significance.

Step 5 - The acceptability of the Proposed Development

As previously identified, the Proposed Development will not cause any direct harm to the clock tower and will cause no impact to its setting.

**Non-designated heritage assets**

**9-15 (odd) Torriano Avenue**

Step 2 — Assessment of whether and what contribution the setting makes to the significance of a heritage asset.

The heritage significance of these buildings lies in the architectural and historical special interest of their fabric and form. Their immediate setting consists of their own private gardens, secluded to rear due to extensive vegetation; this provides some separation and screening, but does not contribute to their significance overall.

The extended setting of the villas generally consists of modern residences and a school which do not contribute to the significance of these non-designated heritage assets.

Step 3 — Assessing the effects of Proposed Development on the significance of a heritage asset.

The Proposed Development has been outlined and illustrated in Section 5.1. There is intervisibility between the villas and the Site and it is possible

to experience their significance. However, the extended setting of these residences has changed considerably, historically forming part of a longer terrace, which previously ran nearly the full length of the western side of Torriano Avenue, they are now in proximity to a good number of modern developments, including the Torriano Housing Estate where they face. The Proposed Development is therefore assessed as making a very limited contribution to the aesthetic value of these villas only.

Step 4 — Maximising enhancement and reduction of harm on the setting of heritage assets.

There will be no material harm to 9-15 (odd) Torriano Avenue resulting from the Proposed Development, it makes a very limited contribution to their aesthetic value only and no mitigation is necessary.

Step 5 - The acceptability of the Proposed Development

As already stated, the Proposed Development will not cause any direct harm and will make a very limited contribution to the aesthetic value of 9-15 (odd) Torriano Avenue only.



# 6.0 CONCLUSION

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This Built Heritage Statement has been researched and prepared by CgMs, part of RPS, on behalf of Redtrees (North London) Ltd. in support of the demolition of the extant contemporary structures at 1 Hampshire Street, London, NW5 2TE and the construction of a four-storey mixed-use building.

The structures on the Site are neither statutorily or locally listed and the Site does not lie within a Conservation Area. Originally purpose built as part of a post Second World War printing works/factory, the Site buildings were in light industrial usage as a workshop and store; subsequently they have been in use as studio space. The buildings are not considered to be of any architectural or heritage value.

Due to the location of the Camden Square Conservation Area, two Grade II\* listed buildings and 4 non-designated heritage assets in relation to the Site, it was appropriate to undertake an assessment of any potential impact of the proposed development on these identified designated and non-designated heritage assets.

There will be no direct harm to any of the heritage assets identified in this Heritage Statement resulting from the Proposed Development. It will not cause any harm to the setting and significance of the Camden Square Conservation Area or the clock tower and will make an extremely limited contribution to the aesthetic value of the church only. In respect of 9-15 (odd) Torriano Avenue, the Proposed Development will make a very limited contribution to their aesthetic value only.

The Proposed Development accords with both national and local planning policies and guidance. This statement demonstrates that any impacts of the Proposed Development will either cause no harm or make an extremely or very limited contribution to the aesthetic value of the heritage assets. There are, therefore, no heritage reasons to justify refusal of planning permission on the grounds of heritage impact. We therefore respectfully request that the Development Proposal is accepted by Camden Borough Council.



# APPENDICES

## APPENDIX A: SOURCES

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Camden Borough Council

Colloms, C. and Weindling D. (2012) *Camden Town and Kentish Town Then and Now*, The History Press: Stroud.

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Survey of London: Volume 19, the Parish of St Pancras Part 2: Old St Pancras and Kentish Town. Originally published by London County Council, London, 1938. <http://www.british-history.ac.uk/survey-london/vol19/pt2/plate-3>



