

# HARMOOD STREET

## CONSERVATION AREA STATEMENT

DATE CONSERVATION AREA DESIGNATED &  
CONSERVATION AREA STATEMENT ADOPTED:  
20<sup>TH</sup> SEPTEMBER 2005





## **HARMOOD STREET CONSERVATION AREA STATEMENT**

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- **LOCATION**
- **HISTORY**
- **CHARACTER**
- **AUDIT**
- **GUIDELINES**

## **HARMOOD STREET CONSERVATION AREA STATEMENT**

The aim of this Statement is to provide a clear indication of the Council's approach to the preservation and enhancement of the Harwood Street Conservation Area.

The Statement is for the use of local residents, community groups, businesses, property owners, architects and developers as an aid to the formulation and design of development proposals and change in this area. The Statement will be used by the Council in the assessment of all development proposals.

Camden has a duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 to designate as conservation areas any "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". Designation provides the basis for policies designed to preserve or enhance the special interest of such an area. Designation also introduces a general control over the demolition of unlisted buildings. The Council's policies and guidance for Conservation Areas are contained in the Unitary Development Plan (UDP) and Supplementary Planning Guidance (SPG). This Statement has been adopted by the Council as SPG and gives additional detailed guidance in support of UDP policies.

This Statement describes the character of the area, provides an outline of the key issues and identifies development pressures that are currently a cause for concern. The Statement also sets out the key policy framework relevant to the Conservation Area and formulates specific guidance for it.

It is not the intention of the Statement to contain proposals for the enhancement of the public realm. The Council has produced a Streetscape Design manual for Camden and all public realm enhancement work will be undertaken in accordance with it. The manual identifies an overall image for the Borough in terms of the appearance of streetscape with respect to surfacing materials, furnishings and lighting. There is a reference guide for the use of standard design details, surfacing materials, street furniture and street lighting to be used in engineering, traffic management and other environmental improvement schemes. Also included are illustrations of best practice in a variety of sensitive locations such as within Conservation Areas.



## LOCATION

The Harmood Street Conservation Area is located between Kentish Town to the east and Belsize Park to the west on a gentle east-facing slope. The valley of the River Fleet separates the Conservation Area from the centre of Kentish Town. Chalk Farm and Camden Town lie to the south. The Conservation Area stretches from just above Chalk Farm Road to Prince of Wales Road, encompassing Harmood Street and the streets leading off it, to the east.

## PLANNING HISTORY

Designation date: The Harmood Street Conservation Area was designated by the London Borough of Camden on 20<sup>th</sup> September 2005 following public consultation. The Conservation Area Statement was adopted at the same time.

## HISTORY

Harmood Street lies in the valley of the River Fleet, within West Kentish Town, which derives its name from this waterway as *Ken* means a ditch or the bed of a waterway. The river was the reason for the siting of early settlement here, providing a water source and means of communication. At the time of the Norman Conquest this area of North London was mostly forest, and the Domesday Survey of 1086 records four manors in the present Kentish Town area. Of these, Tottenhall Manor came into the possession of Isabella, Countess of Arlington at the time of the Restoration in 1660. Isabella left it to her son, Charles Fitzroy, one of Charles II's many progeny. It was still in Fitzroy ownership in the late eighteenth century when a later Charles Fitzroy became Lord Southampton, and much of the present townscape of the West Kentish Town Conservation Area is the result of development by subsequent members of the same family.

During the eighteenth century Kentish Town became fashionable as a rural retreat where many wealthy London citizens built houses for the summer months, particularly those with consumption and other disorders, to take the benefit of the wholesome fresh air and pure water. Another reason for the area becoming fashionable was the Kentish Town races, first established in 1733.

Comparison of the 1834 Davies Map, 1849 St Pancras Parish Map and 1870 OS Map of Kentish Town and Camden, show the dramatic changes in the Kentish Town area from a landscape of fields to houses in a remarkably short space of time. Essentially the transformation took place between 1820 to 1870. Following an initial burst of new housing in the 1820s-30s, in around 1840 important landowners such as Lord Southampton produced plans for the development of elegant streets of detached or semi-detached 'villa residences' in Kentish Town. However, the rich favoured choicer spots such as St John's Wood and ultimately these grandiose schemes were never built



and were replaced by less prestigious developments where landowners engaged speculative builders to build on a 'building lease system'. For these buildings, ownership of the buildings and land reverted to the landowner at the expiry of the lease. The result was piecemeal development, mainly in terraces of three or four storey houses. The spacious layout of Prince of Wales Road (1834-54), Malden Road (1840), Queen's Crescent (1840s) and Marsden Street (mid-1840s) to the north of the proposed conservation area remained the same but instead of the construction of detached villas, the land was filled with continuous terraces with extra streets slotted between the lots, with cul-de-sacs and narrow alleys in what should have been the villas' large garden areas.

The social consequence of such rapid development ultimately led to the creation of a degree of overcrowding and poverty. The population of the borough of St Pancras (Kentish Town) grew from 46,000 in 1811 to 199,000 in 1861 and to 236,000 by 1881. A root cause of this increase was Victorian industrialisation together with the coming in the mid-19<sup>th</sup> century of the various railway lines, including the London to Birmingham line (1833-7), the Camden Town to Gospel Oak line (1850s) and the Kentish Town to Hampstead line (1860). The presence of these various railway lines became a dominant force in this part of London and the areas to the north of the great London terminals of Kings Cross, St Pancras and Euston, developed as residential suburbs where many of the railway workers lived. Pevsner notes that *'the new suburbs were not a match for the smarter areas of West London...for the most part the nineteenth century suburbs consist of simple grids of streets lined with the usual London brick terraces with stucco dressings'*.

War time bombing and slum clearance in the 20<sup>th</sup> century removed some of the terraced housing in the surrounding area, which is now largely occupied by groups of modern flats. The Talacre Open Space in part forms the northerly boundary to the Conservation Area and represents the only green space, with play areas and some trees.

*(Insert maps showing historic development:  
1834 BR Davies Map  
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## **CHARACTER AND APPEARANCE OF THE AREA.**

### **INTRODUCTION**

The Harwood Street Conservation Area is a quiet, residential backwater with groups of two or sometimes three storey buildings sitting back from the pavement behind small front gardens. An educational building, Chalcot School, sits at right angles to the street on the gentle bend which is one of the street's most notable features. The buildings are generally small, with the majority in use as family houses.

### **BUILDING TYPES**

Most of the buildings were constructed as houses between 1840 and 1870, using yellow London stock brick over two storeys, with a "cottage" character. Many have stucco surrounds to the windows and front doors, with simple stuccoed parapet cornices. The "butterfly" or "M" roofs, which consist of two shallow pitches (in slate) meeting in a central gutter which runs from the back to the front of the building, are largely hidden. The area remains remarkably free from extension at roof level, and this contributes greatly to its cottagey feel.

### **STREET DESCRIPTIONS**

#### **Introduction**

The Conservation Area was still fields in 1832, but by 1849 Harwood Street was a "complete" development with the 1849 map showing continuous terraced houses along its entire length.

The following description runs from the north of the conservation area to the south.

#### **HARWOOD STREET.**

Harwood Street forms the backbone of the Conservation Area and was laid out in the late 1830s or early 1840s. The map of 1849 shows the fully developed, slightly curving street connecting Prince of Wales Road and what is now Chalk Farm Road. The street is notable for its more domestic, "cottage"-style properties. There are no other uses apart from the book shop (no. 38) and the Chalcot School.

Most of the buildings in Harwood Street which are in the Conservation Area are shown on the 1849 map. From the north, the opening to the street is marked by the Prince of Wales Public House (no. 75 Prince of Wales Road). This is a substantial, three storey corner building, with elevations of painted stucco with four windows facing Prince of Wales Road and five windows facing Harwood Street. A flat parapet conceals the roof. The ground floor has an attractive late 19<sup>th</sup> century pub front on both sides.



Along Harmood Street are groups of terraced houses, three or two storeys, built from yellow stock brick. Originally, these were almost continuous on both sides, but modern housing development has intruded on the western side. However, this housing is considered to be appropriate in scale and form and is therefore included in the Conservation Area. However, Harmood House, a much larger scale 1930's block of municipal flats, which forms part of the Ferdinand Estate to the west, whilst an attractive building in itself, at four storeys plus mansard does not correspond to the overall scale or character of the conservation area and is excluded. Street trees merge with the planting in the shallow gardens which are found in front of all the buildings to provide some attractive views along the road. Some good quality York stone paving remains in various locations.



*Nos.96-106 Harmood Street*

Towards Prince of Wales Road the buildings on the east side of the road are three storey (nos. 102-108), but further south they are two storey. Nos.68-100 are two windows wide, and built from plain yellow stock brick with a flat parapet. The chimney stacks are just visible, largely without pots. There are some variations to this design, with the occasional stuccoed parapet. Round-headed arches define the front doors, with six over six sashes towards Powlett Place, some of the buildings have been rendered and painted above.

**Powlett Place** is a small cul-de-sac, with terraced buildings on either side which are very similar to nos. 68-100 Harmood Street. Relatively deep front gardens are well planted and enclosed by brick walls. The end of the street terminates in a small green, with a pair of unobtrusive modern houses to either side, with the railway forming the boundary to the east.



Nos. 54-64 Harwood Street are also two storeys, built from yellow stock brick, with two windows to each first floor. Stone copings mark the flat parapet, and channelled and painted stuccoed decorates the ground floor. Arched window heads, with key stones, sit above the eight over eight ground floor sashed windows.

Chalcot School dates from c.1900 and is a substantial rectangular block which sits at right angles to the street, and set back slightly. It is similarly detailed to the Rhyl Street School to the north of the conservation area. The original "Girls" entrance remains, marked by a stone framed doorway. Views across the playground to the tower of Holy Trinity Church in Hartland Road are important. Nos. 36-42 continue the design of the previous terraces but have been much altered, including a modern shopfront no. 38.

**Clarence Way** connects Harwood Street to Hartland Road. The street bends sharply beneath the railway line, which forms the boundary to the Conservation Area. Views along the street therefore lead to the raised bridge of the railway line with the tower of Holy Trinity Church beyond. The two blocks of terraced houses on either side date to before 1849 and are built from yellow stock brick with no ornamentation apart from the stepped parapet which conceals the party walls. This is the only street in the Conservation Area which has "historic" street lights (gas lights with electricity). Small front gardens are bounded by low brick walls or white painted timber palisade fencing.

Nos. 14-34 Harwood Street are a continuous terrace of well detailed two storey houses, two windows wide, and again with flat parapets, interrupted by the occasional roof extension. Their detailing is very similar to nos. 68-100, but of note is the profusion of climbing plants and the well planted though modestly sized front gardens. Some of the houses have late Georgian half-round fanlights (e.g. no.18).

On the west side of Harwood Street, there are two groups of terraced houses within the Conservation Area. To the north, nos. 59-93 are mainly two storey with stucco window surrounds and parapet detail. Windows are usually six over six sashes with eight over eight lights to the slightly larger ground floor windows. Front doorways are defined by simple stuccoed door surrounds with pilasters supporting a cornice, with rectangular fanlights below. Unusually, these houses have a stuccoed plinth, all painted white. The former Harwood Arms (no. 59) has been converted into a house. No. 65 is again three storeys with a carriage entrance to the rear, and brick pilasters supporting an entablature. This is not shown on the 1870 map but does appear on the 1916 map, providing access through to a large industrial building of a similar date, built on what was previously private gardens. The driveway retains its granite setts and granite kerbing.

**Collard Place** is a modern (1995) housing development which fits well into the historic streetscape. Two storey terraced houses, good quality street surfaces, and the careful consideration of the historic form of development and building line, ensure that the new buildings are sympathetic to their environment.



Finally, nos. 1-11 Harmood Street are slightly isolated from the rest of the Conservation Area but are clearly of the same phase of development as nos. 14-34 on the opposite side of the road, with similar detailing. However, unusually, arched brick recesses define the windows to the ground floors of nos. 1-5, and for nos. 7-11, the detail is copied for the two first floor windows to each house, with a thin stone string course at first floor level. This detailing suggests that this group is the earliest terrace in the street.

## AUDIT

### LISTED BUILDINGS

There are no listed buildings in the conservation area.

### BUILDINGS WHICH MAKE A POSITIVE CONTRIBUTION

The distinct quality of the Harmood Street Conservation Area is due to the relatively short period of development (1840s to the 1870s) with its terraces of small, well detailed houses, which remain largely unaltered and have a distinct 'cottage' character. For this reason, most of the buildings in the Conservation Area make a positive contribution to the character and appearance of the Conservation Area and the general presumption is therefore that these buildings should be retained. Although not listed, the Government requires that proposals to demolish these buildings should be assessed against the same broad criteria as proposals to demolish any listed building (PPG 15 paragraph 3.16-3.19). These buildings are all marked on the map below:

*(Insert map)*

Clarence Way	Nos. 56-74 (even) and 69-87 (odd)
Harmood Street	Nos. 1-11, 59-93 (odd), 14-34, 36-42, 54-64, 66-108 (even)
Powlett Place	Nos. 12-16 (even) and 21-33 (odd)
Prince of Wales Road	Prince of Wales PH

### BUILDINGS OR FEATURES WHICH DETRACT FROM THE AREA

Within the Conservation Area there are a small number of buildings or sites which detract from its special character. Buildings which make a negative contribution may do so because of their unsympathetic scale, siting, choice of materials or materials. Sites may detract because they are underused, neglected, untidy or in urgent need of redevelopment. Additionally a number of buildings which have been noted as making a positive contribution have also been, to a degree, adversely affected by small changes such as the loss of their original windows or front doors. There are also structures and elements of the streetscape which impinge on the special character and quality of the Conservation Area. These include:





- The variety in front boundary treatments, caused by the almost wholesale removal of the original cast iron railings during World War II
- The use of modern steel street lights
- Timber telegraph poles and overhead cables
- Poor quality street paving

#### *Clarence Way*

Views along the street terminate in the overhead railway line

#### *Harmood Street*

Weak entrance from Prince of Wales Road caused by modern development, with no sense of enclosure

Poor quality frontages (nos. 104, 106 and 108)

Inappropriate rendering to first floor (nos. 69, 71 and 73)

Entrance to Chalcot School is in need of improvement

Chalcot School needs redecorating

Shopfront to the bookshop (no. 38) requires improvement

#### *Powlett Place*

Modern steel street lamps and concrete paving are particularly noticeable in this location.

## **STREETSCAPE AUDIT**

The character and appearance of the Conservation Area is not solely determined by the buildings, but also by the spaces and secondary structures between them. The streets and open spaces within Harmood Street Conservation Area therefore make a significant contribution to the townscape of the area, and there are many historic features, original materials and details that help sustain the area's distinctive appearance. It is worth noting that most of the Conservation Area is paved in a variety of concrete materials: setts, small squares or slabs. However, the original 19<sup>th</sup> century wide granite kerbs, and many of the setted gutters, remain. There are also a few examples of the "Camden" bollard – a distinctive four sided bollard about one metre high, slightly tapering and ringed, and usually painted using alternate stripes of black and white.

The following is a selection of these special features which help to make the Conservation Area unique:

#### *General:*

Small front gardens to most of the houses, usually defined by low brick boundary walls or the occasional timber palisade fence. Some have trees and shrubbery, particularly in Harmood Street. Street trees in some locations. Some sections of 19<sup>th</sup> century York stone paving with granite kerbs and granite gutters formed by two or three rows of setts. Cast iron street bollards in the "Camden" pattern.



*Clarence Way*

Wide granite kerbs

Low brick walls or timber palisade fencing with small front gardens

Electric cast iron street lights (copying traditional 19<sup>th</sup> century gas lights)

Drainage channel formed by three rows of granite setts

*Harmood Street*

Small front gardens, usually well planted with trees and shrubbery

Street trees

Cast iron "Camden" bollard at entrance to Powlett Place

Wooden bollards at southern end of street

Wide granite kerbs with some setted gutters

Setted crossover outside the former Harmood Arms Public House

Setted entrance to no. 65

York stone paving outside nos. 68-98 and 36-Chalcot School

Further York stone paving and cast iron bollards outside Collard Place

*Powlett Place*

Cast iron "Camden" bollard at entrance

**CURRENT ISSUES**

Most of the buildings within the Area are relatively unaltered and well maintained, and front gardens are correspondingly well cared for and boundaries attractive and functional. There is pressure for extensions to the existing buildings, but where these are positioned to the rear there is little or no impact on the Conservation Area as the gardens are relatively private and screened from the public viewpoint because of the blocks of terraced properties. However, care must be taken as the gardens are relatively narrow and the effect on neighbouring properties is obviously important. Roof alterations are more likely to affect the character of the Conservation Area, particularly the addition of mansards. Some of the buildings have lost their original windows and doors, or their architectural embellishments like stuccoed window architraves, usually because of the higher cost of traditional repairs.

The list below includes issues which are under the Council's control, which may be implemented as and when funds and staff time permit:

**1. Article 4 Direction.**

The Conservation Area contains a large number of late Georgian/early Victorian family houses of quality which are not listed. Owners can therefore carry out a number of alterations without the Council's permission including inserting plastic windows, installing inappropriate front doors, removing or replacing front boundary walls or railings, and painting previously unpainted brickwork. The Council can remove these "permitted development" rights by serving an Article 4 Direction, requiring an application for Planning Permission for these changes. This helps to reinforce the special architectural and historic interest of the Conservation Area, promotes the use of traditional



materials and details, and encourages owners and tenants to restore and upgrade their buildings.

Similar buildings, which are in use as commercial properties, or in multiple occupation, have fewer permitted development rights and the Council can already control these changes, so an Article 4 Direction would only cover those houses which are in use as single family dwellings.

## **2. Streetscape.**

All of the Conservation Area would benefit from the reinstatement of the York stone paving which undoubtedly covered the pavements of the whole of the Southampton Estate at one time. However, it is probably unrealistic to expect such a large investment from the Council but a more modest programme of repaving might be more achievable. Areas which would particularly benefit include Clarence Way, Powlett Place and parts of Harmood Street. If modern concrete paving is to be used, it should be standardised to one size and shape (a large slab is closest to the original York Stone). The use of concrete bollards should be stopped. Otherwise, street improvements should adhere to the advice contained within the Council's own Streetscape Design manual.

## **3. Sites for enhancement.**

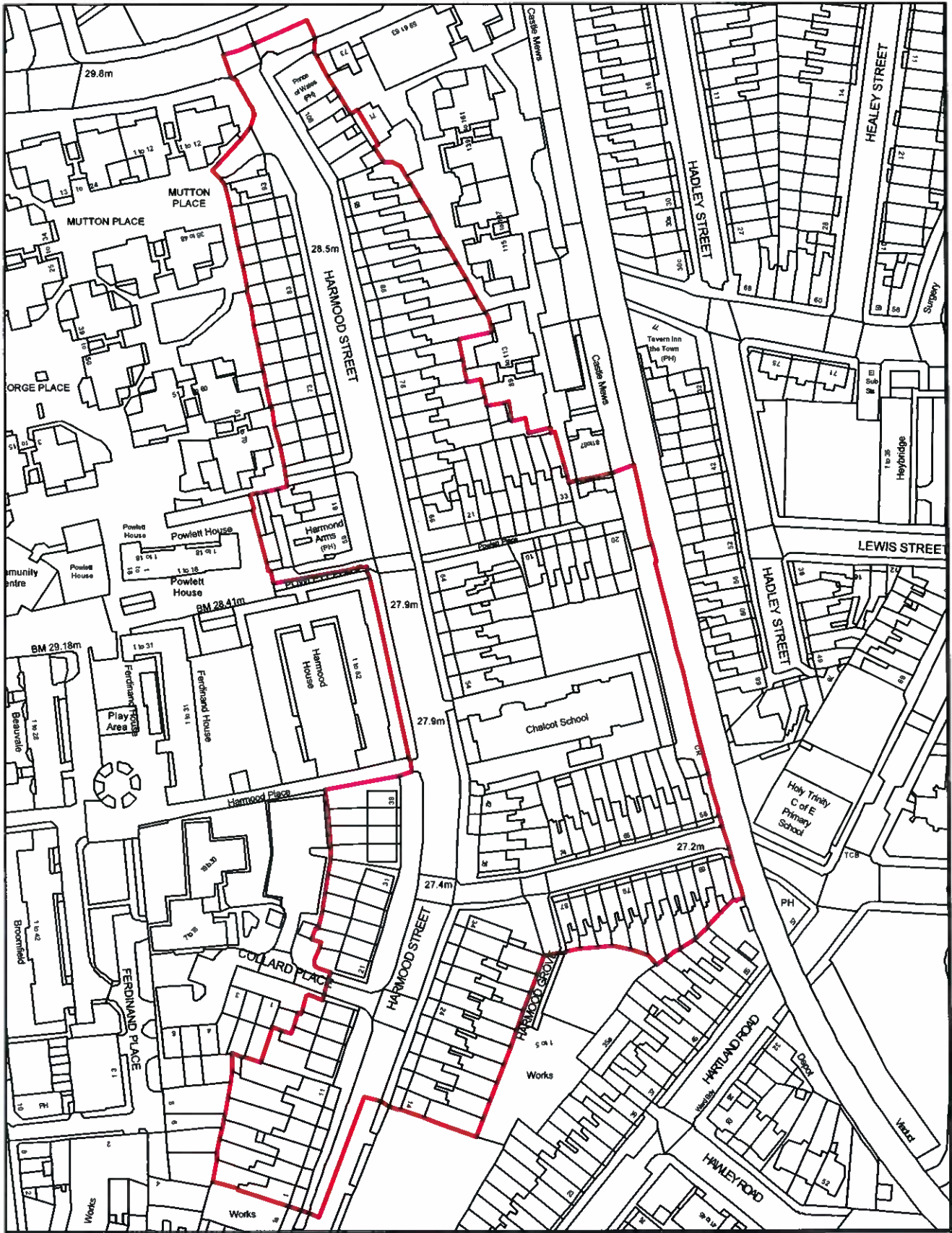
These include:

- Northern entrance to Harmood Street

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 Richardson, J *Kentish Town Past and Present*, 1997  
 The Camden Historic Society, *History of Kentish Town*, 1979  
 Tindall, G *The Fields Beneath, The History of One London Village*, 1977  
*West Kentish Town*, Town Planning Consultant's Report No 3, 1961 for the Metropolitan Borough of St Pancras





**Harmood Street Conservation Area**



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Scale 1: 1,500

Information supplied by the GIS unit  
5th Floor, Town Hall Extension  
Argyle Street London WC1H 8EQ  
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## **APPENDIX 2**

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*(Insert map showing location of the Harmond Street Conservation Area)*

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Chalcot School dates from c.1900 and is a substantial rectangular block which sits at right angles to the street, and set back slightly. It is similarly detailed to the Rhyl Street School to the north of the conservation area. The original "Girls" entrance remains, marked by a stone framed doorway. Views across the playground to the tower of Holy Trinity Church in Hartland Road are important.

Nos. 36-42 continue the design of the previous terraces but have been much altered, including a modern shopfront no. 38.

**Clarence Way** connects Harmood Street to Hartland Road. The street bends sharply beneath the railway line, which forms the boundary to the Conservation Area. Views along the street therefore lead to the raised bridge of the railway line with the tower of Holy Trinity Church beyond. The two blocks of terraced houses on either side date to before 1849 and are built from yellow stock brick with no ornamentation apart from the stepped parapet



which conceals the party walls. This is the only street in the Conservation Area which has "historic" street lights (gas lights with electricity). Small front gardens are bounded by low brick walls or white painted timber palisade fencing.

Nos. 14-34 Harwood Street are a continuous terrace of well detailed two storey houses, two windows wide, and again with flat parapets, interrupted by the occasional roof extension. Their detailing is very similar to nos. 68-100, but of note is the profusion of climbing plants and the well planted though modestly sized front gardens. Some of the houses have late Georgian half-round fanlights (e.g. no.18).

On the east side of Harwood Street, there are two groups of terraced houses within the Conservation Area. To the north, nos. 59-93 are mainly two storey with stucco window surrounds and parapet detail. Windows are usually six over six sashes with eight over eight lights to the slightly larger ground floor windows. Front doorways are defined by simple stuccoed door surrounds with pilasters supporting a cornice, with rectangular fanlights below. Unusually, these houses have a stuccoed plinth, all painted white. The former Harwood Arms (no. 59) has been converted into a house. No. 65 is again three storeys with a carriage entrance to the rear, and brick pilasters supporting an entablature. This is not shown on the 1870 map but does appear on the 1916 map, providing access through to a large industrial building of a similar date, built on what was previously private gardens. The driveway retains its granite setts and granite kerbing.

**Collard Place** is a modern (1995) housing development which fits well into the historic streetscape. Two storey terraced houses, good quality street surfaces, and the careful consideration of the historic form of development and building line, ensure that the new buildings are sympathetic to their environment.

Finally, nos. 1-11 Harwood Street are slightly isolated from the rest of the Conservation Area but are clearly of the same phase of development as nos. 14-34 on the opposite side of the road, with similar detailing. However, unusually, arched brick recesses define the windows to the ground floors of nos. 1-5, and for nos. 7-11, the detail is copied for the two first floor windows to each house, with a thin stone string course at first floor level. This detailing suggests that this group is the earliest terrace in the street.

## **LISTED BUILDINGS.**

There are no listed buildings in the Conservation Area.

## **AUDIT**

### **LISTED BUILDINGS**

There are no listed buildings in the conservation area.



## **BUILDINGS WHICH MAKE A POSITIVE CONTRIBUTION**

The distinct quality of the Harmood Street Conservation Area is due to the relatively short period of development (1840s to the 1870s) with its terraces of small, well detailed houses, which remain largely unaltered and have a distinct 'cottage' character. For this reason, most of the buildings in the Conservation Area make a positive contribution to the character and appearance of the Conservation Area and the general presumption is therefore that these buildings should be retained. Although not listed, the Government requires that proposals to demolish these buildings should be assessed against the same criteria as proposals to demolish any listed building (PPG 15 paragraph 3.16-3.19). These buildings are all marked on the map below:

*(Insert map)*

Clarence Way	Nos. 56-74 (even) and 69-87 (odd)
Harmood Street	Nos. 1-11, 59-93 (odd), 14-34, 36-42, 54-64, 66-108 (even)
Powlett Place	Nos. 12-16 (even) and 21-33 (odd)
Prince of Wales Road	Prince of Wales PH

## **BUILDINGS OR FEATURES WHICH DETRACT FROM THE AREA**

Within the Conservation Area there are a small number of buildings or sites which detract from its special character. Buildings which make a negative contribution may do so because of their unsympathetic scale, siting, choice of materials or materials. Sites may detract because they are underused, neglected, untidy or in urgent need of redevelopment. Additionally a number of buildings which have been noted as making a positive contribution have also been, to a degree, adversely affected by small changes such as the loss of their original windows or front doors. There are also structures and elements of the streetscape which impinge on the special character and quality of the Conservation Area. These include:

- The variety in front boundary treatments, caused by the almost wholesale removal of the original cast iron railings during World War II
- The use of modern steel street lights
- Timber telegraph poles and overhead cables
- Poor quality street paving

### *Clarence Way*

Views along the street terminate in the overhead railway line

### *Harmood Street*

Weak entrance from Prince of Wales Road caused by modern development, with no sense of enclosure

Poor quality frontages (nos. 104, 106 and 108)



Inappropriate rendering to first floor (nos. 69, 71 and 73)  
 Entrance to Chalcot School is in need of improvement  
 Chalcot School needs redecorating  
 Shopfront to the bookshop (no. 38) requires improvement

#### *Powlett Place*

Modern steel street lamps and concrete paving are particularly noticeable in this location.

## **STREETScape AUDIT**

The character and appearance of the Conservation Area is not solely determined by the buildings, but also by the spaces and secondary structures between them. The streets and open spaces within Harmood Street Conservation Area therefore make a significant contribution to the townscape of the area, and there are many historic features, original materials and details that help sustain the area's distinctive appearance. It is worth noting that most of the Conservation Area is paved in a variety of concrete materials: setts, small squares or slabs. However, the original 19<sup>th</sup> century wide granite kerbs, and many of the setted gutters, remain. There are also a few examples of the "Camden" bollard – a distinctive four sided bollard about one metre high, slightly tapering and ringed, and usually painted using alternate stripes of black and white.

The following is a selection of these special features which help to make the Conservation Area unique:

#### *General:*

Small front gardens to most of the houses, usually defined by low brick boundary walls or the occasional timber palisade fence. Some have trees and shrubbery, particularly in Harmood Street. Street trees in some locations. Some sections of 19<sup>th</sup> century York stone paving with granite kerbs and granite gutters formed by two or three rows of setts. Cast iron street bollards in the "Camden" pattern.

#### *Clarence Way*

Wide granite kerbs  
 Low brick walls or timber palisade fencing with small front gardens  
 Electric cast iron street lights (copying traditional 19<sup>th</sup> century gas lights)  
 Drainage channel formed by three rows of granite setts

#### *Harmood Street*

Small front gardens, usually well planted with trees and shrubbery  
 Street trees  
 Cast iron "Camden" bollard at entrance to Powlett Place  
 Wooden bollards at southern end of street  
 Wide granite kerbs with some setted gutters  
 Setted crossover outside the former Harmood Arms Public House





Setted entrance to no. 65  
 York stone paving outside nos. 68-98 and 36-Chalcot School  
 Further York stone paving and cast iron bollards outside Collard Place

*Powlett Place*

Cast iron "Camden" bollard at entrance

## **CURRENT ISSUES**

Most of the buildings within the Area are relatively unaltered and well maintained, and front gardens are correspondingly well cared for and boundaries attractive and functional. There is pressure for extensions to the existing buildings, but where these are positioned to the rear there is little or no impact on the Conservation Area as the gardens are relatively private and screened from the public viewpoint because of the blocks of terraced properties. However, care must be taken as the gardens are relatively narrow and the effect on neighbouring properties is obviously important. Roof alterations are more likely to affect the character of the Conservation Area, particularly the addition of mansards. Some of the buildings have lost their original windows and doors, or their architectural embellishments like stuccoed window architraves, usually because of the higher cost of traditional repairs.

The list below includes issues which are under the Council's control, which may be implemented as and when funds and staff time permit:

### **1. Article 4 Direction.**

The Conservation Area contains a large number of late Georgian/early Victorian family houses of quality which are not listed. Owners can therefore carry out a number of alterations without the Council's permission including inserting plastic windows, installing inappropriate front doors, removing or replacing front boundary walls or railings, and painting previously unpainted brickwork. The Council can remove these "permitted development" rights by serving an Article 4 Direction, requiring an application for Planning Permission for these changes. This helps to reinforce the special architectural and historic interest of the Conservation Area, promotes the use of traditional materials and details, and encourages owners and tenants to restore and upgrade their buildings.

Similar buildings, which are in use as commercial properties, or in multiple occupation, have fewer permitted development rights and the Council can already control these changes, so an Article 4 Direction would only cover those houses which are in use as single family dwellings.

### **2. Streetscape.**

All of the Conservation Area would benefit from the reinstatement of the York stone paving which undoubtedly covered the pavements of the whole of the



Southampton Estate at one time. However, it is probably unrealistic to expect such a large investment from the Council but a more modest programme of repaving might be more achievable. Areas which would particularly benefit include Clarence Way, Powlett Place and parts of Harmood Street. If modern concrete paving is to be used, it should be standardised to one size and shape (a large slab is closest to the original York Stone). The use of concrete bollards should be stopped. Otherwise, street improvements should adhere to the advice contained within the Council's own Streetscape Design Manual.

### **3.Sites for enhancement.**

These include:

- Northern entrance to Harmood Street

## **GUIDELINES**

Designation of a Conservation Area gives the Council greater power to control and manage change. It is not, however, intended to prevent all new development. Some development to single family dwellings does not require permission from the Council under the Town and Country Planning (General Permitted Development) Order 1995 (GDPO) such as small extensions and changes to windows not in the roof. This is known as permitted development. The majority of works within the Conservation Area will require planning permission, and/or conservation area consent, and it is therefore advisable to check with the Planning Officer whether permission is needed at an early stage of proposals.

The Borough's Principal Planning Policy document is the Unitary Development Plan March 2000,(UDP) , which is due to be replaced by a new UDP in 2006. It will be supported by Supplementary Planning Guidance (SPG). This Statement will form part of the SPG and should be read with the policies of the UDP and further guidance contained within the SPG.

Within Conservation Areas the Council has certain additional duties and powers in relation to the conservation of the built environment, and the UDP Environment Chapter sets out the Council's policies and general approach. In this context UDP Policy EN31 states "The Council will seek to ensure that development in conservation areas preserves or enhances their special character or appearance, and is of high quality in terms of design, materials and execution. Applicants will be expected to provide sufficient information about the proposed development and its immediate setting to enable the Council to assess the potential effect of the proposal on the character or appearance of the conservation area."

A further guidance leaflet giving general advice on works and applications in conservation areas is available from the Council, and additional guidance relating to specific problems within this Conservation Area may be produced from time-to-time for inclusion within this statement.



### **Basements**

CB1 The creation of new front basement areas will generally be resisted for traffic and design reasons. Excavation works can have a detrimental effect on the character and appearance of a building and the Conservation Area. Extending into basement areas will only be acceptable where it would not involve harm to the character of the building or its setting.

### **Change of Use**

CB2 The Council will have regard to the character and appearance of the Conservation Area when assessing applications for Change of Use.

### **Demolition**

CB3 Within the Conservation Area total or substantial demolition of a building (whether listed or otherwise) will require conservation area consent.

CB4 The Council will seek the retention of those buildings which are considered to make a positive contribution to the character or appearance of the Conservation Area, and will only grant consent for demolition where it can be shown that the building detracts from the character of the area. Consent will not be granted for demolition unless a redevelopment scheme has been approved which will preserve or enhance the Conservation Area (see UDP Policy EN32 and SPG Demolition Guidelines).

CB5 All applications should show clearly the extent of demolition works proposed.

CB6 The demolition of listed buildings will be resisted and the Council will seek to ensure that they are adequately maintained and in beneficial use. The demolition of buildings or removal of streetscape features which make a positive contribution to the character and appearance of the Conservation Area will be resisted.

### **Estate Agents Boards**

CB7 Legislation concerning the display of advertisements is contained principally in the Town & Country Planning (Control of Advertisements) Regulations 1992 (as amended). The Regulations identify fourteen classes of advertisement that have "deemed consent". A profusion of boards can have a detrimental impact upon the Conservation Area in terms of visual clutter. Only one advertisement, of specified dimensions and height, per property to be sold or let has deemed consent under the Regulations. Applications for consent to exceed the deemed consent level will usually be refused in the Borough. The Council will, where appropriate, use its powers to prosecute agents who display boards illegally.

### **Front Gardens and areas**

CB8 Alterations to the front boundaries between the pavement and houses can dramatically affect and harm the character of the Conservation Area as the walls/railings alongside the road and within properties add to the attractive



appearance of the front gardens and architectural setting of the buildings in the Conservation Area. Proposals should respect the original style of boundary and these should be retained, or reinstated where they have been lost. The loss of front boundary walls where it has occurred detracts from the appearance of the front garden by reducing the area for soft landscaping in this urban residential area. Furthermore, the loss of front boundary walls can facilitate the parking of vehicles in part of the property, which would adversely affect the setting of the building and the general street scene. The Council will resist any further loss of front boundary walls and conversion of front gardens into hardstanding parking areas.

### **Listed Buildings**

CB10 Under Section 7 of the Planning (Listed Buildings & Conservation Areas) Act 1990, listed building consent is required for demolition of a listed building, and for any works of alteration or extension which would affect its character as a building of special architectural or historic interest. Even cleaning or repainting a facade may require listed building consent. The requirement for listed building consent is distinct from the need for planning permission and 'permitted development' rights do not apply to listed building consent. Listed building consent is not normally required for maintenance and like-for-like repairs but, if repairs result in a significant loss of historic fabric or change to the appearance of the building, consent would be required.

CB11 Works required to be carried out to a listed building as a matter of urgency would require listed building consent just as in any other case, even if the works are required by a dangerous structures or any other legal notice.

CB12 It is an offence to carry out or ask for unauthorised works to be carried out to a listed building and the penalty can be severe - an unlimited fine or up to 12 months imprisonment, or both.

CB13 Advice on whether listed building consent is needed for works to listed buildings is available from the Conservation and Urban Design Team. The Council's principal development policies relating to listed buildings are contained in the UDP Policies EN38 to EN40.

CB14 Additional guidance is included in Supplementary Planning Guidance and in the Governments Planning Policy Guidance Note 15 - Planning and the Historic Environment. A separate Council leaflet is available on Listed Buildings.

### **Materials and Maintenance**

CB15 In all cases, existing/original architectural features and detailing characteristic of the Conservation Area should be retained and kept in good repair, and only be replaced when there is no alternative. The enhancement of the appearance of the building through the restoration of missing features will be encouraged. Original detailing such as front doors and surrounds, shopfront facades, ironwork (window cills, railings), timber framed sash windows and surrounds, boundary walls, decorative brickwork, and other





façade details, where retained add to the visual interest of properties, and where removed in the past replacement with suitable copies will be encouraged. Original, traditional materials should be retained wherever possible and repaired if necessary.

CB16 Generally routine and regular maintenance such as unblocking of gutters and rainwater pipes, the repair of damaged pointing, and the painting and repair of wood and metal work will prolong the life of a building and prevent unnecessary decay and damage. Where replacement is the only possible option, materials should be chosen to closely match the original. Generally the use of the original (or as similar as possible) natural materials will be required, and the use of materials such as concrete roof tiles, artificial slate and PVCu windows would not be acceptable.

CB17 Original brickwork should not be painted, rendered or clad unless this was the original treatment. Such new work is seldom necessary and can have an unfortunate and undesirable effect on the appearance of the building and Conservation Area. It may lead to long term structural and decorative damage, and may be extremely difficult (if not impossible) to reverse once completed. Re-pointing, if done badly, can also drastically alter the appearance of a building (especially when "fine gauge" brickwork is present), and may be difficult to reverse.

CB18 Where replacement materials are to be used it is advisable to consult with the Council's Conservation & Urban Design Team, to ensure appropriate choice and use.

### **New Development**

CB19 The UDP provides the context and guidance for proposals for new development with regard to appropriate land uses. New development should be seen as an opportunity to enhance the Conservation Area and should respect the built form and historic context of the area, local views as well as existing features such as building lines, roof lines, elevational design, and where appropriate, architectural characteristics, detailing, profile, and materials of adjoining buildings.

CB20 Modern architectural design will not be resisted per se, but it should be considerate to its context. Applicants will be required to demonstrate that their proposal respects and reflects the context in terms of scale, height, massing and relationship to the street.

### **Rear Extensions/Conservatories**

CB21 Planning permission is usually required for the erection of a rear extension or conservatory. However, modest single storey extensions to a single family dwelling may be exempt from permission under the General Permitted Development Order 1995 depending on the proposed volume and height. It is advisable to consult the Planning Service to confirm if this is the case.



CB22 Extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials. Some rear extensions, although not widely visible, so adversely affect the architectural integrity of the building to which they are attached that the character of the Conservation Area is prejudiced. Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height, but its general effect on neighbouring properties and Conservation Area will be the basis of its suitability.

CB23 Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger extensions depends on the particular site and circumstances.

CB24 Rear extensions will not be acceptable where they would spoil a uniform rear elevation of an unspoilt terrace or group of buildings.

CB25 Conservatories, as with extensions, should be small in scale and subordinate to the original building and at ground floor level only. The design, scale and materials should be sensitive to the special qualities of the property and not undermine the features of original building.

CB26 The infilling of yards and rear spaces between buildings will generally be unacceptable.

### **Roof Extensions**

CB27 Planning permission is required for alterations to the roof, at the front, rear and side, within the Conservation Area. Some alterations at roof level have had a harmful impact on the Conservation Area. Because of the varied design of roofs in the Conservation Area it will be necessary to assess proposals on an individual basis with regard to the design of the building, the nature of the roof type, the adjoining properties and the streetscape. Roof extensions are unlikely to be acceptable where:

It would be detrimental to the form and character of the existing building

The property forms part of a group or terrace which remains largely, but not necessarily completely, unimpaired

The property forms part of a symmetrical composition, the balance of which would be upset

The roof is prominent, particularly in long views

The building is higher than many of its surrounding neighbours. Any further roof extensions are therefore likely to be unacceptably prominent.

CB28 Where the principal of an extension is acceptable they should respect the integrity of the existing roof form and existing original details should be precisely matched. In particular:



The retention or reinstatement of any architecturally interesting features and characteristic decorative elements such as parapets, cornices and chimney stacks and pots will be encouraged.

Roof extensions should be drained to the rear of the building; no rainwater piping will normally be allowed on the street elevation.

External works should be carried out in materials that match as closely as possible in colour, texture and type those of the original building or are common in the area.

### **Roof Terrace/Gardens**

CB29 The formation of roof terraces/gardens can be an opportunity for external space. Care should be given to locating gardens so that they do not have a detrimental impact on the street scene, surrounding buildings or on the architectural quality of the building. They can be successfully concealed, for example behind parapet walls. The introduction of a roof terrace/garden should not result in an unreasonable amount of additional overlooking or impact on long views in particular. Roof terraces/gardens should not be located on mansard roofs.

### **Satellite Dishes**

CB30 Dishes are not normally acceptable where they are positioned on the main façade of a building or in a prominent position visible from the street. The smallest practical size should be chosen with the dish kept to the rear of the property, below the ridge line and out of sight if at roof level. Planning permission may be required. Advice from the Conservation and Urban Design Team should be sought before undertaking such works.

### **Shopfronts/Advertisements**

CB31 The installation of a new shopfront and most alterations to the existing shopfront will need planning permission. The installation of external security shutters also requires planning permission. SPG contains more detailed advice on the design of shopfronts and signage.

CB32 Proposals for new shopfronts will be expected to preserve or enhance the visual character and appearance of the shopping streets, through respect for the proportions, rhythm and form of the original frontages. Any shopfront of historic interest or architectural quality should be retained and if necessary repaired and the loss of those shopfronts identified under Shopfronts of Merit and any other historic/original shopfront will be strongly resisted. Shopfronts that are considered to be out of character with the building or the area should be replaced with new shopfronts that take note of the above and enhance the appearance of the Conservation Area.

CB33 Similarly, shop signage should be appropriate for the Conservation Area, respecting the proportions of the shop frontages, maintaining the division between units and reflect the plot widths of buildings. Internally illuminated box signs are unacceptable and generally signage should be non-illuminated or externally illuminated. Signage will usually consist of one fascia sign and one projecting sign. Shop signs should not normally be above ground floor level. The Council will also give consideration to 'corporate retail



signage' and how this could be altered to enhance the appearance of the Conservation Area.

CB34 Signage for other uses on residential streets should be appropriate in terms of scale for its location and respect the character of the Conservation Area.

### **Shopfront Security**

CB35 The introduction of security measures can detract from the appearance of the Conservation Area. The Council will prefer the use of security measures that do not require external shutters or grilles such as:

- (a) the strengthening of shopfronts;
- (b) the use of toughened or laminated glass;
- (c) internal grilles or collapsible gates - these do not normally require planning permission unless they result in a material alteration to the external appearance of the shopfront;
- (d) improved lighting.

CB36 There will be a general presumption against the use of external security shutters, grilles or meshes on shopfronts. Applicants would have to demonstrate that the above measures are not feasible for external security shutters, grilles or meshes to be considered. A separate leaflet is available on Shopfront Security.

### **Trees and Landscape Design**

CB39 Any person wishing to do works to a tree, such as pruning or felling, must give the Council six weeks notice of the works before it is carried out. If a tree is subject to a Tree Preservation Order the Council has eight weeks to process the application. Further advice is available from the Tree Officer on 020 7974 5616. The Council will consider the removal of existing trees only where necessary for safety or maintenance purposes or as part of a replanting/nature conservation programme.

CB40 All trees which contribute to the character or appearance of the Conservation Area should be retained and protected. Developers will be expected to incorporate any new trees sensitively into the design of any development and demonstrate that no trees will be lost or damaged before, during or after development.

CB41 All new development should have a high standard of external space (landscape) design, which should respect the character and appearance of the Conservation Area.

CB42 Applications for development should take into account the possible impact on trees and other vegetation, and state clearly whether any damage/removal is likely and what protective measures are to be taken to ensure against damage during and after work. BS 5837: 1991 shall be taken as the minimum required standard for protection of trees. All trees within 10





metres of a development proposal should be clearly identified. This also applies to underground development.

#### Ventilation Ducts/Air Handling Equipment

CB43 The erection of all external ventilation ducts and air handling equipment will require planning permission from the Council. In assessing applications the Council will be concerned about the siting of the equipment, particularly in visually sensitive locations and in the proximity of residential accommodation, to ensure that local amenity is protected. (refer UDP: EN6).

CB44 The Council will require full details of mechanical plant and equipment for all A3 (change of use to restaurant, pubs and hot food take-aways) applications.

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