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Significance of the  
Heritage Asset

associations, it does not contribute to their significance.

Summary of Significance

The special interest of the buildings is derived, primarily from their high architectural quality, as a group of English Gothic buildings, located on the edge of Regent's Park. The buildings display a strong group value, resulting from their shared materiality and architectural features which demonstrate ecclesiastic influences. The church is an attractive and intelligent example of Victorian Gothic architecture, designed by one of the leaders in ecclesiastical design at the time of construction. The building displays a strong vertical emphasis, emphasised by the spires, to either side of the large tracery window. The use of materials of the buildings provides added layering and a dimensional texture to the external elevations from all angles, and further enhances the group value. The association with architect, Poynter further elevates the interest of the buildings, as well as their relationship with Regent's Park, and the surrounding high quality Italianate villas, which make up Nash's planned townscape. The views of this group of buildings, between the trees from within Regent's Park allows a greater appreciation of their group value and affords views between the church and adjoining buildings to the wider context. The oblique views of the buildings along the Outer Circle provide visibility of the Picturesque roofscape and a compositional quality, which further enhances their group value. Due to the separation distances between the application site and the heritage assets, the application site does not make a contribution to their significance.

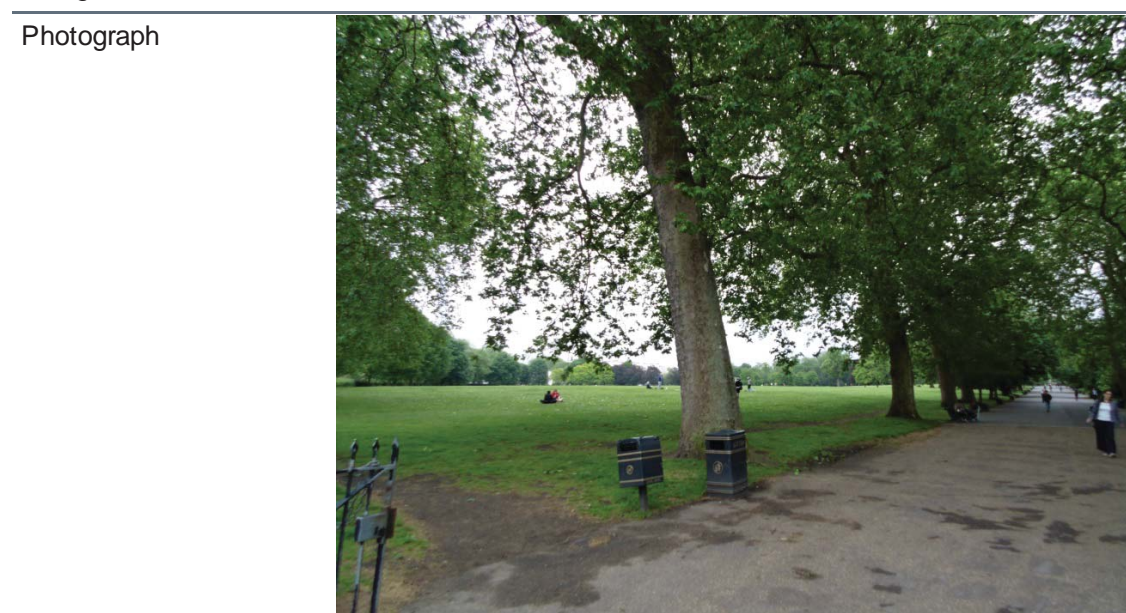
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## Appendix 3: Statements of Significance: Registered Park and Garden

**Statement of Significance**  
**Regent's Park**

Heritage Asset      Grade I Registered Park and Garden

Designated      1<sup>st</sup> October 1987



List Description      Summary of Garden

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

Early C19 landscape park designed by John Nash as a setting for villa residences and subsequently, from 1835 onwards, opened as a public park. The grounds have seen continuous development into the late C20.

NOTE This entry is a summary. Because of the complexity of this site, the standard Register entry format would convey neither an adequate description nor a satisfactory account of the development of the landscape. The user is advised to consult the references given below for more detailed accounts. Many Listed Buildings exist within the site, not all of which have been here referred to. Descriptions of

these are to be found in the List of Buildings of Special Architectural or Historic Interest produced by the Department of Culture, Media and Sport.

HISTORIC

DEVELOPMENT

Having been a Crown estate since 1539, the area of Regent's Park, then known as Marylebone Park, was by the end of C18 largely farmland (Richardson, 1794). Schemes to develop the area, including an unsuccessful design competition, were considered from c 1809. It was decided that the Commissioners of Woods, Forests, Parks and Chases should put forward alternative proposals which were required to include the creation of a new street linking the park with the city. John Nash (1752-1835) had been appointed as their architect in 1806 and, together with his partner James Morgan, produced the favoured solution (Nash, 1812) which included proposals for Regent Street (built between 1814 and 1819). The character of Nash's design was essentially one of villas in a parkland setting. Space was to be provided for barracks and other major features including the Prince Regent's Palace, a huge basin of ornamental water, and an informal lake. A large central double circus of houses, the Great Circus and the Inner Circus, was intended as the focal point for the scheme with a new branch of the Grand Union Canal, called the Regent's Canal, passing through the park. Nash had worked closely with Humphry Repton (1752-1818) between 1795 and 1802 and the influence of this association is reflected in the design for Regent's Park, especially in the positioning of groups of trees and the use of ornamental water running through parkland. Regent's Park and its buildings took seventeen years to construct, work having started in 1811. The first operations consisted planting as well as excavations for the lake and ground modelling, Nash arguing that planting in advance of building gave a maturity to the site (Summerson 1980). The park, as it was completed by 1827 (Nash, 1827), was developed from the 1812 proposals with a number of alterations and omissions. The Prince's Palace, the basin, some of the terraces and crescents of houses, and the Great Circus were not built, and the canal was re-routed to the north of the Outer Circle. The forty villas Nash had proposed to be sited within the park were reduced to eight in number. Regent's Park as built was largely a fashionable residential estate set in extensive private parkland and occupied by wealthy merchants and professional people. In 1828 however the Royal Zoological Society (founded in 1824) acquired 8ha of land in the northern part of the site. Four years later a further 7ha was leased to the Toxophilite Society and in 1838 the 7ha of land within the Inner Circle was leased to the then newly formed Royal Botanic Society.

Recommendations for opening part of the park to the public were recorded in 1834 (Barnett and Britton, 1834). The addition of fence

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lines and footpaths to a slightly later plan of 1850 (Crown plan, 1850) illustrates the extent to which public access had increased by this date.

Primrose Hill (qv) to the north of Regent's Park became Crown property in 1841 and in 1842, after an Act was passed securing the land as public open space, the public were freely admitted. A year later the bridge connecting Regent's Park with Primrose Hill was completed and opened.

In 1851 the parkland of Regent's Park was transferred by means of the Crown Land Act from the management of the Commissioners of Woods, Forests, Parks and Chases, to the newly formed Ministry of Works. Pressure from the public for further access to the park continued and several alterations to private fence lines and public footpaths are related to this. The image of Regent's Park was being transformed and the park was no longer one of the more fashionable areas of London, the ground being used increasingly for recreation. Extensions to the Zoological Gardens were undertaken in 1905 and again in 1908. Replacement of the wooden railings around the park was started in 1906 and largely completed by 1931 using iron railings.

During the First World War the park was requisitioned by the Ministry of Defence, land to the north-west and along the east side being used as a military camp and drill ground. At the end of the war the buildings in these areas were demolished and replaced with sports fields. By the 1920s the remaining villas in the park were too large and expensive to be maintained as private dwellings and were taken over by public institutions. Consequently it became the policy for the Ministry of Works that as properties became vacant their land, where ever possible, should be transferred to parkland. In 1932 the land within the Inner Circle, which had until that date been leased by the Royal Botanic Society, reverted to the Ministry of Works. Duncan Campbell, the then Parks Superintendent, was largely responsible for redesigning the gardens. The offices of the Botanic Society were converted into a tea house and the museum closed. An open-air theatre was given premises on the north side of the garden.

The park and its surroundings, particularly Nash's terrace and villas, were severely damaged during the Second World War and rubble from damaged buildings was used to fill in the eastern arm of the Regent's Canal, the reclaimed land later being made into a car park for the Zoological Gardens. Iron railings from around the park were largely removed as part of the war effort and much of the replacement chain-link fencing still (2000) remains. By 1970 almost 121ha of the 147ha of Regent's Park were open to the public and managed by the Ministry of Works, the remainder of the site staying under the control of the Crown Estates Commission.

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Today (2000) Regent's Park remains a public park managed by the Royal Parks Authority.

#### SUMMARY

#### DESCRIPTION

Regent's Park is situated to the west of London, c 1km west of Euston station and c 2km north of Green Park (qv).

The c 147ha of Regent's Park slopes gently to the south and is largely enclosed within a major road, the Outer Circle, this being separated from the park by chain-link fencing and privet hedges. The boundary to the north is made up from that part of Prince Albert Road which runs between the London Central Mosque to the west, and Gloucester Gate to the east. Between Chalbert Street bridge to the west, and St Mark's Bridge to the east, the strip of land between the Outer Circle and Prince Albert Road is principally taken up with Regent's Canal.

Regent's Park is largely laid to grass, much of which is set aside for recreational sports. The Bernard Baron sports pavilion situated in the centre of the park is a 1938 replacement for the one demolished in 1911. Since the early 1900s enclosures for children's playgrounds have been provided and these were added to in the 1930s.

A number of tarmacked paths which radiate from the entrances and from points within the site, cut across the grass. The most significant and widest of these is the Broad Walk. Set to the east of the Zoological Gardens, the walk passes over the Grand Union Canal, then runs south from the Outer Circle. After c 500m the walk divides around an ornate marble and granite drinking fountain (1896, listed grade II) before continuing for a further c 500m where it is crossed by Chester Road, which leads west to the Inner Circle. The final c 400m of the walk runs through the formal Italian Garden. Created in 1864 by William A Nesfield, at the direction of Prince Albert, the Garden had become grassed over by the late C20. By the 1990s proposals were in hand to restore both the Italian Garden and the informal English Garden to the east, the English Garden having been made at around the same time by Nesfield's son Markham, who used mounded grass and planting to create informal glades. The restoration of the Italian Garden was completed in 1996; the renewal of planting in the English Garden is (2000) ongoing.

To the north of the site, housing a collection of exotic animals and birds, are the Zoological Gardens (c 17ha). In 1828 the Royal Zoological Society rented a triangular plot of land of c 8ha to the north of the site. Few examples of the original animal buildings by Decimus Burton (1800-81) survive; those that do include the former Camel House, the Raven House (both listed grade II), and the

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Giraffe and Hippopotamus House (1830-1, listed grade II). The Zoological Gardens grew rapidly in popularity, expanding to the north of the canal and, in order to accommodate the ever-increasing collection of birds and animals, new buildings were made, one of the latest (1961-5) being the walk-in aviary by Lord Snowdon (listed grade II\*). Other listed buildings within the Zoological Gardens include the Mappin Terrace (Belcher and Joass, 1913-14, listed grade I), and the Penguin Pool (Tecton 1934, listed grade I).

To the south-west of the Zoological Gardens is the Boating Lake. The c 8ha Y-shaped lake, situated to the south-west side of the park, is decorated with a number of islands, including two to the north-east arm, one to the north of the west arm, and two towards the centre. The east and west arms of the lake are crossed by ornamental footbridges, the southern arm being crossed by York Bridge (listed grade II) which carries cars between the Outer and Inner Circle. In 1930 a small children's boating pool was added c 50m to the west of the western arm of the lake.

Some 100m to the east of the Boating Lake and set within the Inner Circle are Queen Mary's Gardens (c 7ha). To the south and south-west the ornamental gardens, largely laid out with roses introduced by Duncan Campbell c 1932, run east to a miniature lake with an island and a bridge. A central path leads north from ornamental gates (listed grade II), erected to commemorate King George V and Queen Mary's Jubilee in 1935, to a pool and fountain (listed grade II). The pool and fountain replaced the Royal Botanic Society's C19 conservatory which was demolished c 1932 as part of the work undertaken by Campbell. To the north-east and east of the central path the garden is decorated with an extensive rockery and water features. To the north-west is the open-air theatre and cafe. The latter, opened in 1932, was made on the site of the Royal Botanic Society's museum and secretary's house. Two sets of heavily gilded gates decorate the entrances to the gardens. The eastern gates, from Chester Road, were provided by Sigismund Goetze, a wealthy local artist, in 1932. Goetze also funded the Jubilee Gates which guard the entrance from south side of the Inner Circle and provided trees, hedging, and advice for Campbell's new design. Between 1838 and 1932 the gardens within the Inner Circle were leased to the Royal Botanic Society and laid out to demonstrate the visual qualities of plants. The plants were grouped according to their uses in medicine, agriculture, or manufacturing processes. In 1935 the gardens were re-opened as Queen Mary's Gardens.

OTHER

LAND

Nash's original grand vision included a full circus to provide a grand entrance to the new Crown Estate at its south-east corner, but in the event only the southern semi-circle, Park Crescent, was realised.

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Work began in 1812 but the builder, Charles Mayor, went bankrupt when only six houses had been completed in the south-eastern quadrant. Work only recommenced in 1818. Map evidence indicates that the early layout of Park Crescent Gardens comprised a perimeter planting belt with inner path, with a statue of the Duke of Kent (d.1829; listed Grade II) at the centre of the south side of the gardens, terminating the vista down Portland Place. There are small lodges in the Greek Doric style at the north-east and north-west corners of the Garden matched, across Marylebone Road (beneath which runs a curving underpass, connecting the two Gardens), by identical lodges at the top corners of Park Square Gardens. All are of 1823-5 and by John Nash, and all are listed Grade II. Ventilating shafts of 1976 for the Fleet Line just inside the north edge of the Gardens are disguised as summer houses. The landscaping is informal, with shrubberies and mature trees around the perimeter, broad gravel paths, and a lawned interior.

The northern half of the planned circus was replaced by Park Square, with two terraces designed by Nash and built by William Mountford Nurse in 1823-5 facing each other across a grass square defined by iron railings of 1823-5 (listed Grade II) designed by John Nash. Map evidence shows that in the early C19 there was a narrow belt of planting around the edge of Park Square Gardens with a perimeter path around its inner edge. A path curved into the park joining the north-east and north-west gates, with a similar path linking the south-west and south-east gates. A further curving path linked the north and south paths, and there was some informal planting in the interior. The present path layout and planting, with shrubberies, a number of mature trees, and a lawned interior, is little if any different to this (the early mapping is too small-scale for detailed analysis) although a circular path had been added within the arc of the south path by the later C19. Two small lodges in the style of John Nash were built in the north-west and north-east corners of Park Square Gardens in the later C20 (pre-1968).

Both Gardens are private.

REASONS FOR DESIGNATION DECISION: Regent's Park is included on the Register of Historic Parks and Gardens for the following principal reasons:

\* as a key element of John Nash's major improvement scheme of 1811-28 for north-west London which also included Regent Street; \* as one of the most ambitious urban parks of the early C19; \* for the specific interest of some of its designed landscape elements such as WA Nesfield's Italian Garden of 1864 and the near-contemporary English Garden by his son Markham; \* as the setting for a large number of listed structures within it including early C19 villas and

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those of the Zoological Gardens, and the surrounding terraces.

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Historic Development

Having been a Crown estate since 1539, the area of Regent's Park, then known as Marylebone Park, was by the end of 18<sup>th</sup> century largely farmland (Richardson, 1794). Schemes to develop the area, including an unsuccessful design competition, were considered from c 1809. It was decided that the Commissioners of Woods, Forests, Parks and Chases should put forward alternative proposals which were required to include the creation of a new street linking the park with the city. John Nash (1752-1835) had been appointed as their architect in 1806 and, together with his partner James Morgan, produced the favoured solution (Nash, 1812) which included proposals for Regent Street (built between 1814 and 1819). The character of Nash's design was essentially one of villas in a parkland setting. Space was to be provided for barracks and other major features including the Prince Regent's Palace, a huge basin of ornamental water, and an informal lake. A large central double circus of houses, the Great Circus and the Inner Circus, was intended as the focal point for the scheme with a new branch of the Grand Union Canal, called the Regent's Canal, passing through the park. Nash had worked closely with Humphry Repton (1752-1818) between 1795 and 1802 and the influence of this association is reflected in the design for Regent's Park, especially in the positioning of groups of trees and the use of ornamental water running through parkland. Regent's Park and its buildings took seventeen years to construct, work having started in 1811. The first operations consisted planting as well as excavations for the lake and ground modelling, Nash arguing that planting in advance of building gave a maturity to the application site (Summerson 1980). The park, as it was completed by 1827 (Nash, 1827), was developed from the 1812 proposals with a number of alterations and omissions. The Prince's Palace, the basin, some of the terraces and crescents of houses, and the Great Circus were not built, and the canal was re-routed to the north of the Outer Circle. The forty villas Nash had proposed to be application sited within the park were reduced to eight in number. Regent's Park as built was largely a fashionable residential estate set in extensive private parkland and occupied by wealthy merchants and professional people. In 1828 however the Royal Zoological Society (founded in 1824) acquired 8ha of land in the northern part of the application site. Four years later a further 7ha was leased to the Toxophilite Society and in 1838 the 7ha of land within the Inner Circle was leased to the then newly formed Royal Botanic Society.

Recommendations for opening part of the park to the public were recorded in 1834 (Barnett and Britton, 1834). The addition of fence lines and footpaths to a slightly later plan of 1850 (Crown plan, 1850) illustrates the extent to which public access had increased by this date.

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Primrose Hill to the north of Regent's Park became Crown property in 1841 and in 1842, after an Act was passed securing the land as public open space, the public were freely admitted. A year later the bridge connecting Regent's Park with Primrose Hill was completed and opened.

In 1851 the parkland of Regent's Park was transferred by means of the Crown Land Act from the management of the Commissioners of Woods, Forests, Parks and Chases, to the newly formed Ministry of Works. Pressure from the public for further access to the park continued and several alterations to private fence lines and public footpaths are related to this. The image of Regent's Park was being transformed and the park was no longer one of the more fashionable areas of London, the ground being used increasingly for recreation. Extensions to the Zoological Gardens were undertaken in 1905 and again in 1908. Replacement of the wooden railings around the park was started in 1906 and largely completed by 1931 using iron railings.

During the First World War the park was requisitioned by the Ministry of Defence, land to the north-west and along the east side being used as a military camp and drill ground. At the end of the war the buildings in these areas were demolished and replaced with sports fields. By the 1920s the remaining villas in the park were too large and expensive to be maintained as private dwellings and were taken over by public institutions. Consequently it became the policy for the Ministry of Works that as properties became vacant their land, where ever possible, should be transferred to parkland. In 1932 the land within the Inner Circle, which had until that date been leased by the Royal Botanic Society, reverted to the Ministry of Works. Duncan Campbell, the then Parks Superintendent, was largely responsible for redesigning the gardens. The offices of the Botanic Society were converted into a tea house and the museum closed. An open-air theatre was given premises on the north side of the garden.

The park and its surroundings, particularly Nash's terrace and villas, were severely damaged during the Second World War and rubble from damaged buildings was used to fill in the eastern arm of the Regent's Canal, the reclaimed land later being made into a car park for the Zoological Gardens. Iron railings from around the park were largely removed as part of the war effort and much of the replacement chain-link fencing still (2000) remains. By 1970 almost 121ha of the 147ha of Regent's Park were open to the public and managed by the Ministry of Works, the remainder of the application site staying under the control of the Crown Estates Commission.

Today (2000) Regent's Park remains a public park managed by the Royal Parks Authority.

## Relative Significance

First and foremost, Regent's Park, is an urban landscape, which has strong associations with leading designers of the 19<sup>th</sup> and 20<sup>th</sup> centuries, notably John Nash, Humphrey Repton and Decimus Burton. It was conceived as an urban improvement scheme in the late 18<sup>th</sup> and early 19<sup>th</sup> century, emphasised by the requirements to include the creation of a new street to link the park with the city as part of its picturesque planning. It was intended to be an attractive landscape setting for villa residences, later altered to be predominantly terraced housing, and subsequently utilised as a public park. It is the premier example of picturesque landscape design in England and was influential in the development of the concept of 'rus-in-urbe'. A notable element of this characteristic is the integration of the landscape with the enclosing built development, with a reciprocal relationship between the park providing an attractive, expansive landscape setting to the housing; whilst the housing providing strong boundaries the park and defining its sense of separation from the wider urban context.

The character and significance of Regent's Park, as a historic designed landscape, is, however, not consistent. In fact, it varies considerably throughout the designated area<sup>51</sup>. Broadly, the southern part of Regent's Park has a more formal character, epitomised by Queen Mary's Gardens and the Avenue Gardens, with the broadly north-south aligned Broad Walk linking this area with the more naturalistic 'English Parkland' character of the northern and north-western parts. London Zoo is a distinct element in its own right. This varied character is one of the defining elements of the significance of Regent's Park.

## Setting

**Physical Surroundings, Experience of the Asset & Associative Relationships with other Assets**

The park is surrounded by densely built townscape, some of which forms part of Nash's comprehensive scheme for the redevelopment of the area. The views of the surroundings from within the park are varied, some of which incorporate modern tall buildings, other, more intimate views create a secluded character, which momentarily remove the urban setting of the park. The asset has a strong associative relationship with the built form within and surrounding the park, which forms part of the encompassing vision of Nash's design, much of which is listed

The asset is experienced as a substantial urban park, with a Picturesque design. The park has been designed to create ever changing vistas and interest for its users through the meandering pathways, informal planting, variety of species, changes in levels

and the sweeping form of the boating lake, which sits at the southern edge of the park. The buildings within the park and surrounding its boundary reaffirm its nature as an urban park.

The context of Regent's Park, and associated built development, has changed significantly since the early 19<sup>th</sup> century, particularly from the mid-20<sup>th</sup> century onwards. Whereas Regent's Park was once located at the northernmost edge of the metropolis, it is now an attractive and important element, which is embedded within a dense and variable urban context. The nature and character of this context is varied with traditional 18<sup>th</sup> and 19<sup>th</sup> urban development of terraced housing; later 19<sup>th</sup> and early 20<sup>th</sup> century mansion blocks; mid-late 20<sup>th</sup> century residential development of a mixed character and scale; railway infrastructure; and, late 20<sup>th</sup> century commercial development around Euston station and on the northern side of Euston Road. The principal value of this varied setting is as an urban context to an urban park but, for the most part, there is nothing specific that adds to the particular significance of these heritage assets. In this regard, it is the reciprocal interrelationship between the park and enclosing 19<sup>th</sup> century terraces and villas that are, *inter alia*, the important elements of setting by contributing to an understanding of their aesthetic and historic values.

## Contribution of the application site

**Contribution of the application site to the Significance of the Heritage Asset**

The application site is located to the north east of the registered park and garden, and forms part of the varied urban townscape of Camden Town. The application site does not share any architectural, functional or historic relationship with the RPG and as such, does not make a contribution to its significance. In addition, the application site is located a significant distance from the heritage asset and there is a large amount of interposing built form that separates the two.

## Summary of Significance

The significance of the RPG is as a key element of John Nash's major improvement scheme of 1811-28 for north-west London which also included Regent Street; as one of the most ambitious urban parks of the early 19<sup>th</sup> century. Significance is also invested in specific elements of its designed landscape, such as WA Nesfield's Italian Garden of 1864 and the near-contemporary English Garden by his son Markham. Significance is also invested in its value as a substantial aspect of the setting for a large number of listed structures within it, including early 19<sup>th</sup> century villas and those of the Zoological Gardens, and the surrounding terraces.

First and foremost, Regent's Park, is an urban landscape, which has strong associations with leading designers of the 19<sup>th</sup> and 20<sup>th</sup>

<sup>51</sup> 24 Character Areas are identified in the 'Regent's Park and Primrose Hill Conservation Management Plan' (November 2014 and December 2015)

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centuries, notably John Nash, Humphrey Repton and Decimus Burton. It was conceived as an urban improvement scheme in the late 18<sup>th</sup> and early 19<sup>th</sup> century, emphasised by the requirements to include the creation of a new street to link the park with the city as part of its picturesque planning. It was intended to be an attractive landscape setting for villa residences, later altered to be predominantly terraced housing, and subsequently utilised as a public park. It is the premier example of picturesque landscape design in England and was influential in the development of the concept of 'rus-in-urbe'. A notable element of this characteristic is the integration of the landscape with the enclosing built development, with a reciprocal relationship between the park providing an attractive, expansive landscape setting to the housing; whilst the housing providing strong boundaries the park and defining its sense of separation from the wider urban context.

The character and significance of Regent's Park, as a historic designed landscape, is, however, not consistent. In fact, it varies considerably throughout the designated area<sup>52</sup>. Broadly, the southern part of Regent's Park has a more formal character, epitomised by Queen Mary's Gardens and the Avenue Gardens, with the broadly north-south aligned Broad Walk linking this area with the more naturalistic 'English Parkland' character of the northern and north-western parts. London Zoo is a distinct element in its own right. This varied character is one of the defining elements of the significance of Regent's Park.

The context of Regent's Park, and associated built development, has changed significantly since the early 19<sup>th</sup> century, particularly from the mid-20<sup>th</sup> century onwards. Whereas Regent's Park was once located at the northernmost edge of the metropolis, it is now an attractive and important element, which is embedded within a dense and variable urban context. The nature and character of this context is varied with traditional 18<sup>th</sup> and 19<sup>th</sup> urban development of terraced housing; later 19<sup>th</sup> and early 20<sup>th</sup> century mansion blocks; mid-late 20<sup>th</sup> century residential development of a mixed character and scale; railway infrastructure; and, late 20<sup>th</sup> century commercial development around Euston station and on the northern side of Euston Road. The principal value of this varied setting is as an urban context to an urban park but, for the most part, there is nothing specific that adds to the particular significance of these heritage assets. In this regard, it is the reciprocal interrelationship between the park and enclosing 19<sup>th</sup> century terraces and villas that are, *inter alia*, the important elements of setting by contributing to an understanding of their aesthetic and historic values.

The application site is located to the north east of the registered park

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and garden, and forms part of the varied urban townscape of Camden Town. The application site does not share any architectural, functional or historic relationship with the RPG and as such, does not make a contribution to its significance. In addition, the application site is located a significant distance from the heritage asset with a large amount of interposing built form.

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<sup>52</sup> 24 Character Areas are identified in the 'Regent's Park and Primrose Hill Conservation Management Plan' (November 2014 and December 2015)



## Appendix 4: Statements of Significance: Conservation Areas

Statement of Significance Regent's Canal Conservation Area	
Heritage Asset	Conservation Area
Designated	25 <sup>th</sup> April 1974; extended 16 <sup>th</sup> June 1981, 14 <sup>th</sup> June 1983, 20 <sup>th</sup> March 1984, 18 <sup>th</sup> June 1985; boundary adjusted 2004
Historic Development	<p>In 1801, the completion of the Paddington Branch of the Grand Junction Canal prompted a proposal to link Paddington to the London Docks at Wapping on the River Thames. £400,000 was raised to fund the scheme, initiated by John Homer, a barge owner based at Paddington. The scheme was revived by Homer in 1810, following its impediment due to the refusal of the Grand Junction Canal Company to supply water and the opposition of landowners. Homer approached John Nash, at the time drawing up plans for Regent's Park, who recognised the potential of incorporating a canal into his plans. Subsequently, in May 1811, the new canal company was founded, and in August 1811, the Prince Regent agreed that the canal should be named 'The Regent's Canal'.</p> <p>Work began on the canal in October 1812, with Nash's associate James Morgan appointed as chief engineer. The route was largely determined by conflicts with land owners, and considerable delays and escalation in costs were experienced due to technical problems with tunnel construction and lock design. By mid-1815, however, the canal was largely finished up to Hampstead Road Locks (Camden Lock), although at this point encountered financial crises. Work was halted until loans were provided by the Government and the final stretch of tunnel at Islington was completed in September 1818.</p> <p>The last part of the canal completed within the conservation area is situated between Maiden Lane Bridge and Hampstead Road Locks. Work on this section did not begin until mid-1818, again due to a dispute with a landowner, and was finally finished in 1820.</p> <p>The first major industries to use the canal were the gas companies, and by 1830 the canal was carrying 0.5m tons of goods. By the 1840s the canal was carrying coal, bricks, building materials, grain, hay, cheese, chemicals, beer and most other products to numerous wharves, however, the challenge from the railways was immediate, with schemes in 1840 to purchase the canal and change it into a railway. Following the completion of the North London Railway in 1852, however, the two transportation modes co-existed, with the canals useful in the construction of Camden Goods Yard, Kings Cross and St Pancras. The main impact of railway completion on the canals was to drive down the tolls charged for carrying freight.</p> <p>It was only after the Second World War that the canal business went into irreversible decline, with a modernisation scheme completed as late as the 1930s. By the late 1960s the last commercial traffic</p>



	<p>passed on the canal, although it remained in use for leisure purposes.</p>
Character and Appearance	<p>Regent's Canal Conservation Area broadly follows the Regent's Canal through Camden Town, from Kings Cross and St Pancras Stations to the south east, to Gilbeys Yard, and also incorporates an area of the former Goods Yard, which forms the north western portion of the conservation area. The special character of the conservation area is largely derived from the almost hidden nature of the canal, which creates a tranquil space distinct from the busyness of the surrounding area. The original planning of the canal's route, the descending locks and its layout incorporated into the rectangular street pattern of Camden Town, are significant contributors to the character of the conservation area. Differences in levels have been created through the need for roads to pass over the canal, incorporating a great variety of bridges with associated vistas.</p> <p>The industrial buildings and structures along the canal side add to the sense of enclosure of the canal and form an important part of its historic character and appearance. The buildings illustrate styles of engineering construction, typical of the 19<sup>th</sup> and early 20<sup>th</sup> centuries, and are fine examples of industrial brickwork. Along the Camden section of the canal, the concentration of industrial archaeology, with its associated railway features, is also an important feature of historic and visual interest within the wider townscape. This varied building stock also illustrates the functional interrelationships between canal, rail and road and the importance of this to the historic development and operation of the area as well as its existing character and appearance.</p> <p>The variety and contrast of townscape elements, the informal relationship between buildings and canal, and the ever changing views all contribute to the particular character of the canal, with different sections varying in terms of aspect, level, width and orientation, as well as in the nature and function of adjacent buildings and landscape. This changing character of the canal as it passes through Camden Town is broadly reflected by three sub-areas within the conservation area.</p> <p>The waterscape offers a distinctive element of the conservation area's character and introduces movement, noise and reflection of the enclosing structures.</p> <p>The Regent's Canal is classified as Public Open Space, although is not perceived as such due to its twisting route and only small stretches being visible at any one time. Informal shrubs and trees line the canal side, which contrast with the hard edge of various retaining walls and complement the picturesque nature of the space.</p>

Setting	<p>The conservation area is embedded within the dense urban townscape of Camden Town, largely concentrated to its south west, and Kentish Town to its north east. This surrounding built form consists of a predominantly 19<sup>th</sup> century townscape, with areas of earlier 18<sup>th</sup> century and later 20<sup>th</sup> century buildings, which contribute to a wide range of architectural styles and characters. Although varied, this element of setting provides context to the development of the surrounding area in the 19<sup>th</sup> century and demonstrates prevailing styles of speculative development. As such, it contributes to the varied character of the conservation area as a whole. The railway line and remaining elements of the former Goods Yard form integral elements of the setting of the conservation area. Although the functional relationship between these elements and the canal has now been lost, their proximity is reminiscent of the former function of the canal and therefore these elements make a positive contribution to the significance of the conservation area.</p>
Contribution of the application site to the Significance of the Heritage Asset	<p>The PFS parcel is located within the boundary of the conservation area, within its north western portion. It contains a non-descript commercial building and areas of open land and highways, which are incongruous in the context, where buildings define the pavement edge and create a strong sense of enclosure to an urban streetscape. Moreover, this parcel of the application site has compromised the historic distinction between the 'railway land' of the former Goods Yard and the wider townscape by removing the large retaining wall. Accordingly, this element of the application site is not considered to contribute positively to the significance of the conservation area.</p> <p>Similarly, the MS parcel of the application site contains a range of non-descript buildings of a typology that is inconsistent with their urban location with extensive areas of vehicular hardstanding creating an uncharacteristic 'void' in the urban townscape that interface poorly with the remaining historic streetscape materials associated with the Interchange Building and Gilbeys Yard. Whilst separated from much of the conservation area by a raised railway viaduct it is therefore only the site levels, consistent with the historic Goods Yard and the townscape to the south/southeast, which contribute positively to the significance of the conservation area. The remaining elements of the MS parcel of the application site do not contribute positively to the significance of the conservation area.</p>
Summary of Significance	<p>The significance of the conservation area is derived from the almost hidden nature of the canal, which creates a tranquil space distinct from the surrounding area, and the planning, layout and varying levels of the canals route, which contribute to its character. The industrial buildings, structures and archaeology also form an important part of its historic character and appearance, as does the</p>

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changing and varying character along different sections of the canal.

The conservation area is embedded within the dense urban townscape of Camden Town, largely concentrated to its south west, and Kentish Town to its north east. This surrounding built form consists of a predominantly 19<sup>th</sup> century townscape, with areas of earlier 18<sup>th</sup> century and later 20<sup>th</sup> century buildings, which contribute to a wide range of architectural styles and characters. Although varied, this element of setting provides context to the development of the surrounding area in the 19<sup>th</sup> century and demonstrates prevailing styles of speculative development. As such, it contributes to the varied character of the conservation area as a whole. The railway line and remaining elements of the former Goods Yard form integral elements of the setting of the conservation area. Although the functional relationship between these elements and the canal has now been lost, their proximity is reminiscent of the former function of the canal and therefore these elements make a positive contribution to the significance of the conservation area.

The application site, part of which falls within the conservation area, is inconsistent with its character and appearance and, for the most part, detracts from its particular heritage significance, both in terms of direct impact and as an element of setting. It is therefore only the site levels, consistent with the historic Goods Yard and the townscape to the south/southeast, which contribute positively to the significance of the conservation area.

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## Statement of Significance

### Primrose Hill Conservation Area

Heritage Asset	Conservation Area
Designated	1 <sup>st</sup> October 1971; extended 18 <sup>th</sup> June 1985
Historic Development	<p>In the Medieval period, the area covered by the Primrose Hill Conservation Area was agricultural land. It was not until the mid-19<sup>th</sup> century that extensive development of the area began, in response to the expansion of London as both a trade centre and fashionable place to live.</p> <p>The first major development was the Regent's Canal, which linked the Grand Canal Junction at Paddington and London Docks. The completion of the canal in 1820 was followed by proposals to develop Lord Southampton's land for housing. An estate was envisaged of large suburban villas with substantial gardens.</p> <p>The estate was developed in the 1840s, after the building of the London and Birmingham Railway in the 1830s. Development occurred sporadically, and the majority of developments took the form of villas set in their own grounds, or grand terrace compositions with formal landscaped areas.</p> <p>By 1862, the development of properties of a villa typology had extended westwards along Regent's Park Road, opposite Primrose Hill Park. Elsewhere, the large villas had been abandoned for more formal terrace compositions, following a variety of styles.</p> <p>The final built form of the conservation area varied considerably from what was originally intended by the Southampton Estate. The neighbouring railway line had a significant impact upon the physical layout and environmental quality of the area. This was apparent as many of the buildings which were located close to the railway fell into disrepair, during the latter part of the 19<sup>th</sup> and 20<sup>th</sup> centuries.</p> <p>In the 20<sup>th</sup> century, the estate experienced a number of changes. Second World War bomb damage required substantial repairs to a number of buildings, whilst others were completely destroyed. Redevelopment of bomb sites occurred throughout the latter half of the 20<sup>th</sup> century.</p>
Character and Appearance	<p>The area is primarily occupied by residential uses, which take the form of low density villas and terraces interspersed with abundant vegetation and a large number of mature street trees and private trees to garden areas. The roads of the conservation area are dominated by large villas and terraced rows, set back from the highway and surrounded by garden spaces.</p> <hr/> <p>These villas are between three and four storeys high, with</p>

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basements. They are designed to appear as grand residential properties and have raised ground floors, numerous decorative features and are set back from the main road with front gardens bounded by medium height brick walls with gate piers.

The adjoining Primrose Hill and Regent's Park reinforce the green character of the conservation area. Large sections of Albert Terrace, Prince Albert Road and Regent's Park Road run direct alongside the parks, affording views across the parkland and of mature trees that line the edges of these open spaces, and form part of the 'stage set' backdrop to Regent's Park.

The Regent's Canal is a significant feature of the conservation area and has been incorporated successfully into the layout and planning of the estate. For example, a number of buildings are designed to appear attractive when viewed from the canal with applied decoration to rear elevations. Three of the principal roads bridge the canal and these bridges are landmark features of the area.

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Setting

The conservation area is bounded to the immediate north-east by the overland railway line, and the wider urban townscape context of Chalk Farm and Camden Town. The railway line acts as a physical and visual barrier to Camden Town, and therefore provides an interface between significant changes in character. Nevertheless, this urban townscape provides important evidential value for the evolution and development of this part of London in the 19<sup>th</sup> century and as such, contributes to the significance of the conservation area.

To the south-west, the open spaces of Primrose Hill and Regent's Park form a green setting to the conservation area. These spaces complement the special interest of the conservation area and therefore contribute positively to its significance as an integral element of the planned 19<sup>th</sup> century suburban expansion of this part of London. Moreover, Primrose Hill provides elevated views of the conservation area and its roofscape, allowing an appreciation of the townscape's grain and street pattern.

To the north-east, the townscape setting of the conservation area is much more architecturally varied, with several different ages, styles and types of building. This contrasts with the more traditionally-scaled and Classically-designed buildings within the conservation area and does not contribute towards its significance.

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Contribution of the application site to the Significance of the Heritage Asset

The application site forms part of the urban townscape of Camden Town and Chalk Farm to the north east of the conservation area, separated by the railway line. The former Goods Yard does not have a strong relationship with the conservation area, with the arrival of the railway providing the rationale for a change in the planned development of Primrose Hill from villas to terraced housing,

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however, the application site in its current condition does not help to illustrate or understand this phase of development. Not only is the application site inconsistent with its immediate surrounding context, the built form and extensive areas of surface landscaping is of a substantially different character to that of the Classically-influenced villas and terraces of the conservation area. It is only the MS parcel of the application site that is visible from the northern and western edges of the conservation area, through gaps between buildings and across the railway tracks. Accordingly, the application site does not contribute towards the significance of the conservation area.

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Summary of Significance Primrose Hill Conservation Area is of significance as 'a smart and sedate residential area' of mid-19<sup>th</sup> century speculative residential development, which displays the contemporary fashion for Classically-influenced architecture typical of developments such as these in London. The high quality townscape and consistency of materiality and scale lend unifying characteristics to the variable patterns of terraces, which are representative of the area's speculative development.

The conservation area is bounded to the immediate north-east by the overland railway line, and the wider urban townscape context of Chalk Farm and Camden Town. The railway line acts as a physical and visual barrier to Camden Town, and therefore provides an interface between significant changes in character. Nevertheless, this urban townscape provides important evidential value for the evolution and development of this part of London in the 19<sup>th</sup> century and as such, contributes to the significance of the conservation area. To the south-west, the open spaces of Primrose Hill and Regent's Park form a green setting to the conservation area. These spaces complement the special interest of the conservation area and therefore contribute positively to its significance as an integral element of the planned 19<sup>th</sup> century suburban expansion of this part of London. Moreover, Primrose Hill provides elevated views of the conservation area and its roofscape, allowing an appreciation of the townscape's grain and street pattern. To the north-east, the townscape setting of the conservation area is much more varied, with several different ages, styles and types of building. This contrasts with the more traditionally-scaled and Classically-designed buildings within the conservation area and does not contribute towards its significance.

The application site forms part of the urban townscape of Camden Town and Chalk Farm to the north east of the conservation area, separated by the railway line. The former Goods Yard does not have a strong relationship with the conservation area, with the arrival of the railway providing the rationale for a change in the planned development of Primrose Hill from villas to terraced housing, however, the application site in its current condition does not help to

illustrate or understand this phase of development. The built form and extensive areas of surface landscaping within the application site is of a substantially different character to that of the Classically-influenced villas and terraces of the conservation area. Accordingly, the application site does not contribute towards the significance of the conservation area.

**Statement of Significance**  
**Harmood Street Conservation Area**

Heritage Asset	Conservation Area
Designated	20 <sup>th</sup> September 2005

**Historic Development** In the Medieval period, the area covered by the Harmood Street Conservation Area was forested. In the 18<sup>th</sup> century, the area became fashionable as a rural retreat close to London, but overall the land remained largely undeveloped until the early-19<sup>th</sup> century.

An initial phase of residential development took place in the 1820s and 30s, on land owned by Lord Southampton. This development was catalysed by the construction of railway lines through the area during the mid-19<sup>th</sup> century, connecting areas in the north to London's main terminals at King's Cross, St Pancras and Euston. Many of the railway workers lived in Kentish Town, and the rapid development of housing met the needs of this population growth.

Between 1820 and circa 1870, speculative development occurred in a piecemeal manner, and a network of streets, narrow alleys and cul-de-sacs was laid out lined by modest terraced houses. Harmood Street was laid out in the late-1830s or early-1840s.

In the 20<sup>th</sup> century, the estate experienced a number of changes. Second World War bomb damage required substantial repairs to a number of buildings, whilst others were completely destroyed. Redevelopment of bomb sites occurred throughout the latter half of the 20<sup>th</sup> century.

**Character and Appearance** Harmood Street Conservation Area has retained a large proportion of the terraced houses that were constructed as part of the original phase of 19<sup>th</sup> century development. These terraced properties have a 'cottage' character and are primarily of two or three storeys in scale, displaying a material palette of yellow stock brick and stucco.

Harmood Street forms the backbone of the conservation area and is predominantly residential, the only other uses being a book shop and Chalcot School. Groups of terraced houses line both sides of the street, albeit with some modern housing now on the western side. Shallow front gardens are found to the front of the houses, the planting of which merges with the street trees to provide attractive views.

Powlett Place and Clarence Way also display terraced properties, similar to those along Harmood Street. Clarence Way forms the boundary to the conservation area and bends beneath the railway line, allowing views along the street of the raised bridge of the railway with the tower of Holy Trinity Church beyond.



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Setting

The raised railway line lies immediately to the east of the conservation area and forms part of its eastern boundary. Beyond this is the townscape of Kentish Town, to the north east, and to the north west is that of Belsize Park. Chalk Farm and Camden Town are situated to the south and west. This surrounding townscape is formed primarily of 19<sup>th</sup> century buildings of varying architectural styles and character, however, this surrounding context is considered to contribute to the significance of the conservation area by virtue of its shared historic development, which reinforces and amplifies the understating of the wider 19<sup>th</sup> century townscape of which it forms a part.

To the south are the railway structures of the former Goods Yard, now Camden Market, set behind the substantial brick retaining wall. These structures are of a contrasting scale and character of the residential character of the conservation area and wider townscape, with the definition of the wall providing a clear moment of transition. New, contemporary development within the market is visible as part of the context to the remaining historic railway structures. The distinction between railway structures and the residential context, of which the conservation area forms a part, is consistent with the historic development and character of the area and contributes positively to the significance of the conservation area.

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Contribution of the application site to the Significance of the Heritage Asset

The conservation area is located to the north east of the application site, on the opposite side of Chalk Farm Road. Due to the nature and typology of the application site, and the nature of interposing built form, there is no relationship between the application site and the conservation area. As such, the application site does not have an impact on the significance of the conservation area.

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Summary of Significance

The conservation area's significance arises from the retention of a large proportion of the stock brick terraced houses of 'cottage' character, which form part of the original phase of 19<sup>th</sup> century development. The conservation area is predominantly residential and encompasses the principal road of Harmond Street and a number of smaller streets leading off it, all of which have a broadly unified architectural style and material palette.

The setting of the conservation area consists of the railway line to the east and the surrounding townscapes of Kentish Town, Belsize Park, Chalk Farm and Camden Town. This surrounding varied context, primarily of 19<sup>th</sup> date, contributes to the significance of the conservation area as it is illustrative of the overall development of the surrounding area. To the south are the railway structures of the former Goods Yard, now Camden Market, set behind the substantial brick retaining wall. These structures are of a contrasting scale and character of the residential character of the conservation area and wider townscape, with the definition of the wall providing a clear

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moment of transition. New, contemporary development within the market is visible as part of the context to the remaining historic railway structures. The distinction between railway structures and the residential context, of which the conservation area forms a part, is consistent with the historic development and character of the area and contributes positively to the significance of the conservation area.

The conservation area is located to the north east of the application site, on the opposite side of Chalk Farm Road. Due to the nature and typology of the application site, and the nature of interposing built form, there is no relationship between the application site and the conservation area. As such, the application in its existing condition does not contribute to the significance of the conservation area.

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**Statement of Significance  
Camden Town Conservation Area**

Heritage Asset	Conservation Area
Designated	11 <sup>th</sup> November 1986; extended 1997
Historic Development	<p>Development is recorded as far back as 1690, at the fork in the ancient road that leads from London, to Hampstead and to Highgate. A tavern stood on the site, later a coaching inn, and in 1777, The Britannia Hotel and Public House, illustrating that the area was first established as a convenient stopping place for travellers to and from London. The forks in the road exist today as Chalk Farm Road and Kentish Town Road.</p> <p>The expansion of London had reached Camden Town by the end of the 18<sup>th</sup> century and the open fields began to be developed, principally by two local landowners; Charles Pratt, Earl Camden, and Charles Fitzroy, Baron Southampton, who laid out a grid of streets. By 1801/1804, terraces had been built in Gloucester Place, and houses erected on either side of the High Street.</p> <p>By 1820, when the Regent's Canal opened, the development of Charles Pratt's land was well under way. Further speculative development of remaining undeveloped plots was catalysed by the arrival of the railways in the 1830's. The railway had a significant effect on development in Camden, and shopkeepers and artisans moved into the area to serve the new working class.</p> <p>By the 1840s, the western part of the conservation area had been developed with houses for professional families, creating a transition between the grand properties of Regent's Park and the more industrial areas to the east. Parts of the conservation area began to be redeveloped towards the end of the 19<sup>th</sup> century, with small shops replaced with larger shops.</p> <p>The area became popular with architects and designers in the 1960s, and in the late 20<sup>th</sup> century, the northern part of Camden Town became the focus for youth culture, with lively shops, markets and music venues.</p>
Character and Appearance	<p>The conservation area has two distinct character areas, comprising a busy commercial and retail area, and a quieter residential area. The focus of Camden Town is the retail and commercial area of Britannia Junction, which has a busy and dynamic urban character, with little public open space or landscaping. To this part of the conservation area are a variety of buildings, including two underground stations, banks, restaurants, street markets and shops.</p> <p>Buildings follow continuous building lines and represent changing architectural styles, incorporating early to mid-19<sup>th</sup> century terraces,</p>

	<p>mid Victorian stucco terraces, Gothic buildings and four/five storey decorative red brick buildings.</p> <p>To the west of the High Street, narrow passageways link through to the residential sub area, which consists of quieter streets in contrast to the noisy and busy commercial frontages. These streets are also more consistent in character and display early to mid-19<sup>th</sup> century stock brick and stucco terraces. Properties are typically set back from the street to make room for basements or front gardens, and range from three to five storeys in height. In comparison to the commercial sub area, there is a greater sense of open space, due in part to the wide tree-lined streets and private front and back gardens, visible in glimpsed views, which is an important element in the character and appearance of the area.</p>
Setting	<p>The conservation area is bounded on its south west side by the railway line from Euston to Birmingham, with Euston station situated to its south east. To the south east are Kings Cross and St Pancras stations and to the north and north east are Chalk Farm and Kentish Town. These surrounding, predominantly 19<sup>th</sup> century townscapes, provide evidential value for the development and evolution of this area in the 19<sup>th</sup> century and therefore contribute to the significance of the conservation area. This shared materiality/character and pattern illustrates the rapid 19<sup>th</sup> century development and urbanisation of the area fuelled by the railway and industry, of which the conservation area forms a part. In that regard, this element of setting contributes positively to the significance of the conservation area. To the west is the open space of Regent's Park, which provides an attractive green setting and complements the quieter residential western portion of the conservation area.</p>
Contribution of the application site to the Significance of the Heritage Asset	<p>The application site is situated to the north west of the conservation area, and forms part of the urban townscape of Camden Town and Chalk Farm. Although it is located within an otherwise dense and varied urban townscape, the application site is incongruous with its surrounding context by virtue of its non-descript built form, alien typology for this urban location, extensive areas of hardstanding and is not consistent with the 19<sup>th</sup> century buildings within the conservation area. As such, it does not contribute to the significance of the conservation area.</p>
Summary of Significance	<p>Camden Town Conservation Area is of significance as a predominantly 19<sup>th</sup> century urban townscape consisting of two distinct character areas; a busy commercial and retail area and a quieter residential area. The commercial area has a dynamic and bustling character and is defined by a variety of building types and styles, whereas the residential area has a more uniform character, displaying stock brick and stucco terraces.</p>

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The area is bounded by the railway line to the south west, and is surrounded by the predominantly 19<sup>th</sup> century townscapes of Kings Cross, Chalk Farm and Kentish Town, which contribute to the significance of the conservation area as they provide evidential value of the evolution of the area. The application site in its existing condition, consisting of a modern food store with extensive surface car parking and utilitarian PFS, is not in keeping with the 19<sup>th</sup> century built form of the conservation area and as such, does not contribute to its significance.

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## **Appendix 5: Statements of Significance: Locally Listed Buildings**

**Statement of Significance**  
**2-8 (even) Ferdinand Street**

Heritage Asset      Locally Listed Building

Photograph



**Relative Significance**

**Architectural Interest**      Row of four cottages on south side of road, no. 8 and no.2 visible on 1895 OS map, others completed soon after. The corner building has a bowed façade addressing the road junction with recessed shopfront entrance. The terrace has three uniform width bays with the end bay being significantly narrower. Unusually modest examples of housing with shops at ground floor, with traditional shopfronts or remnants of the traditional shopfront framework, however, no. 2 has an altered domestic ground floor. At first floor, the historic living accommodation is lit by, generous tripartite timber sash windows to first floor and stuccoed cornice. They are an attractive townscape group. This comparatively minor architectural interest is the principal element of significance.

**Historic Interest**      As late 19<sup>th</sup> century examples of a well-established urban typology of shop with living accommodation above, the properties are of limited historic interest with such interest being derived from what they illustrate about the rapid and on-going development of the area and the relative status of the area around the railway yards.

**Setting**

**Physical Surroundings, Experience of the Asset & Associative Relationships with other Assets**      The properties are located in a highly variable context that has been significantly altered. The 19<sup>th</sup> century industrial complex of Camden Lock is located to the south across Chalk Farm Road with elements of the traditional and modern roofscape visible rising above the brick boundary wall. Notwithstanding the limited intervisibility, the 19<sup>th</sup> century structures contribute to the significance of the locally listed

buildings as remnants of the industry that generated the rapid growth of the area that supported the operation of these commercial properties. The remaining elements of the traditional late 19<sup>th</sup> and early 20<sup>th</sup> century townscape of which they form a part, contribute positively to their significance by reinforcing their aesthetic interest and helping to illustrate their historic function. This includes the cobbled yard to Ferdinand Place, which provides an evocative and tangible connection to the area's past. The later phases of townscape development, of a very different typology and architectural character are illustrative of the area's growth and development but do not contribute to their particular heritage significance.

**Contribution of the application site**

**Contribution of the application site to the Significance of the Heritage Asset**      The majority of the application site is separated from the locally listed buildings by interposing townscape elements. Whilst the access road and retaining walls and the petrol filling station are visible in the context of Chalk Farm Road, and the associated bustling vehicular and pedestrian traffic, they form part of the varied urban context, albeit non-descript elements of no particular value. Accordingly, the application site does not contribute, either positively or negatively to the particular significance of these heritage assets.

**Summary of Significance**

The locally listed buildings are modest, late 19<sup>th</sup> century examples of the well-established urban typology of residential accommodation above commercial/retain units. They are attractive, albeit typical, examples of late 19<sup>th</sup> century buildings constructed of stock brick with contrasting red brick dressings, albeit the painting of much the first floor brickwork has obscured this detailing to the detriment of their particular heritage significance. The setting of these properties is highly variable. Where remnants of the 19<sup>th</sup> and early 20<sup>th</sup> century townscape context survives, this element of setting contributes positively to their significance by virtue of shared materiality, scale and character and from what it helps to illustrate about the origins of the buildings and local area. The later elements of the local context, including the application site, do not contribute to the significance of these locally listed buildings.



**Statement of Significance**  
**36-37 Chalk Farm Road**

Heritage Asset                      Locally Listed Building

Photograph



**Relative Significance**

**Architectural Interest**      This property is a later 19<sup>th</sup> century commercial building on the corner of Chalk Farm Road and Harmood Street. It is constructed of pale stock brick with vigorous and copious decorative stucco work, including architraves and string courses, and most particularly on curved corner bay, which has an elaborate treatment to entrance way, and windows above, capped with panel at top of corner bay reading 'Estbd 1837'. The overall Italianate composition is rich and eclectic and emphasises the commercial confidence of the proprietor/business owners in the 19<sup>th</sup> century. Due to the relative scale of this building, and its elaborate architectural character, it is an attractive corner building, which defines the street junction. This townscape quality is best appreciated when approaching north along Chalk Farm Road.

**Historic Interest**              The property is of comparatively minor historic interest in helping to illustrate the on-going development of the area during the course of the 19<sup>th</sup> and early 20<sup>th</sup> century and the shift from a local economy, wholly dependent upon the railway, to a broader base within a varied townscape context. The retention of the building in commercial use maintains a degree of continuity and consistency with the building's architectural character.

**Setting**

**Physical Surroundings, Experience of the Asset & Associative**      The setting of the building is variable. The remaining 19<sup>th</sup> century townscape elements, including the railway complex now in use as Camden Markets, the modest, 2-storey terraces on Harmood Street

**Relationships with other Assets**      and the remaining elements on Chalk Farm Road help to amplify the building's architectural interest through shared materiality and character but also through contrasts in scale i.e. between the larger commercial buildings on Chalk Farm Road and the domestic terraces to the north. These elements of the traditional townscape also help to illustrate the process of 19<sup>th</sup> century growth and expansion of which the property forms a part. The local townscape context also incorporates a range of 20<sup>th</sup> century and more recent developments, which illustrate the continuous growth of the area. Whilst these elements do not contribute positively or negatively to the significance of the area, they establish contrasts in character and materiality, which result in the dense, complex and layered urban townscape of which the building forms a part. The various commercial uses of properties addressing Chalk Farm Road complements that of the property and enhances its significance.

**Contribution of the application site**

**Contribution of the application site to the Significance of the Heritage Asset**      There is no interrelationship between the food store element of the application site and the locally listed building due to the nature of interposing development within the Camden Market complex. Due to the separation distances, vehicular traffic on Chalk Farm Road and interposing street trees, the PFS parcel has no impact on the asset's significance. Accordingly, the application site does not contribute to the significance of the locally listed building.

**Summary of Significance**

This building is principally of architectural interest as an imposing, eclectic and high-quality example of later 19<sup>th</sup> century Italianate architecture applied to a commercial building. The rich stucco and brick ornamentation adds a complex layer of secondary detail that articulates and modulates the building's scale and mass. It forms an attractive corner building, which defines the street junction of Chalk Farm Road and Harmood Street; best appreciated when approaching from the south along Chalk Farm Road. The urban context of the building is highly variable and the contribution made by setting is therefore not consistent. Where remnants of the 19<sup>th</sup> and early 20<sup>th</sup> century townscape context survives, this element of setting contributes positively to their significance by virtue of shared materiality, scale and character and from what it helps to illustrate about the origins of the buildings and local area. The later elements of the local context, including the application site, do not contribute to the significance of this locally listed building.

## Statement of Significance

### 1a Harwood Street

Heritage Asset

Locally Listed Building

Photograph



## Relative Significance

Architectural Interest

This is an attractive late 19<sup>th</sup> or early 20<sup>th</sup> century industrial building. It has a simple architectural character reflecting its functional origins. It is three-storey rectangular block constructed of stock brick with two courses of red brick at cornice. The large window openings and regular floor plan illustrate the importance of natural daylight to industrial functions and whilst the windows are recent replacements they are consistent with the building's architectural character. The ground floor street frontage has been modified to accommodate alternative uses and whilst attractive is nonetheless of a different character to that of the parent property and of no heritage significance.

Historic Interest

The building is of local historic interest in illustrating the importance of industry in the local townscape and the traditional pattern of integrating commercial and industrial activity in close proximity to residential uses. The cessation of an industrial use and conversion to alternative uses will have diminished the contribution of historic interest to its particular local heritage significance.

## Setting

Physical Surroundings, Experience of the Asset & Associative Relationships with other Assets

The setting of the building is variable. The remaining 19<sup>th</sup> century townscape elements, including the railway complex now in use as Camden Markets, the modest, 2-storey terraces on Harwood Street and the remaining elements on Chalk Farm Road help to amplify the building's architectural interest through shared materiality and character. These elements of the traditional townscape also help to

illustrate the process of 19<sup>th</sup> century growth and expansion of which the property forms a part. The local townscape context also incorporates a range of 20<sup>th</sup> century and more recent developments, which illustrate the continuous growth of the area. Whilst these elements do not contribute positively or negatively to the significance of the area, they establish contrasts in character and materiality, which result in the dense, complex and layered urban townscape of which the building forms a part.

## Contribution of the application site

Contribution of the application site to the Significance of the Heritage Asset

Due to the disposition of the application site relative to the heritage asset, separation distances and the presence of interposing development, it does not contribute, either positively or negatively, to the particular significance of this heritage asset.

## Summary of Significance

This is an attractive example of late 19<sup>th</sup> or early 20<sup>th</sup> century industrial architecture of a utilitarian character consistent with its original typology. The architectural interest is derived from its unadorned façade and the understanding of the importance of plan form and large window openings in understanding its historic function. The historic interest of the building is derived from its role in illustrating the importance of industry to the local area during the 19<sup>th</sup> and early 20<sup>th</sup> century. This historic interest has been eroded, to a degree, by the cessation of an industrial use, as illustrated by the changes to the street frontage. The urban context of the building is highly variable and the contribution made by setting is therefore not consistent. Where remnants of the 19<sup>th</sup> and early 20<sup>th</sup> century townscape context survives, this element of setting contributes positively to their significance by virtue of shared materiality, scale and character and from what it helps to illustrate about the origins of the buildings and local area. The later elements of the local context, including the application site, do not contribute to the significance of this locally listed building.



**Statement of Significance**  
**1-55 Hartland Road (odd-west side)**

Heritage Asset      Locally Listed Building

Photograph



**Relative Significance**

**Architectural Interest**      This group consists of a row of mid-19<sup>th</sup> century, two storey terraced houses (most with mansard roof extensions) and three storeys at the northern end, separated by 4 altered/rebuilt properties of a complimentary character and scale, set behind small front yards with a range of boundary treatments, which aside from defining historic interfaces with the street, generally do not contribute positively to architectural interest. The properties are typical of modest stock brick terraces of the period with stucco to ground floor, to window architraves and to parapet cornice to provide architectural interest. The street's uniformity in terms of scale and form provides a robust backdrop against which the use of different paint colours on individual houses contributes to the local townscape character and gives the street a distinctive and idiosyncratic character.

**Historic Interest**      Historic interest makes a secondary contribution to the buildings' local heritage significance and is derived from their role in illustrating the growth of the area and relative social status of the original occupiers.

**Setting**

**Physical Surroundings, Experience of the Asset & Associative Relationships with other Assets**      The setting of the heritage assets is varied and urban and its contribution to significance is not consistent. The remaining elements of the 19<sup>th</sup> century townscape contribute positively by virtue of shared materiality and scale and by illustrating the contemporaneous pattern of development of which they form a part. This includes the tower of Holy Trinity church, seen in views

northwood over the railway viaduct. Hartland Road incorporates street trees, which amplify the attractive domestic character of the terraced housing. The late 20<sup>th</sup> century terraced housing on the south side, complements this character through reinterpreting the London terrace and defining the street and contribute positively to the significance of the heritage assets in that regard.

**Contribution of the application site**

**Contribution of the application site to the Significance of the Heritage Asset**      Due to the disposition of the application site relative to the heritage asset, separation distances and the presence of interposing development, it does not contribute, either positively or negatively, to the particular significance of these heritage assets.

**Summary of Significance**

The locally listed buildings are an attractive, albeit typical example, of modest mid-19<sup>th</sup> terraced housing. The retention of original decorative detailing and the general consistency in scale and materiality is the basis of their local heritage significance. The application of later paint finishes emphasises the individuality of the properties within an overall consistent traditional architectural framework and results in an idiosyncratic townscape character. The urban context of the building is variable and the contribution made by setting is therefore not consistent. Where remnants of the 19<sup>th</sup> and early 20<sup>th</sup> century townscape context survives, this element of setting contributes positively to their significance by virtue of shared materiality, scale and character and from what it helps to illustrate about the origins of the buildings and local area. The later 20<sup>th</sup> century terraced housing on the southern side of Hartland Road is a subservient and harmonious addition the complements the architectural character of the locally listed buildings and, in that regard, enhances their particular heritage significance. Due to the disposition of the application site relative to the heritage asset, separation distances and the presence of interposing development, it does not contribute to the particular significance of these heritage assets.

**Statement of Significance**  
**Holy Trinity and St Silas Primary School, Hartland Road**

Heritage Asset                      Locally Listed Building

Photograph



**Relative Significance**

**Architectural Interest**                      This locally listed building is an attractive example of a mid-19<sup>th</sup> century school building. Whilst comparatively plain subtle decorative work in the form of stone drip moulds, stringcourses and trefoil motifs at ground floor, stone window surrounds and central gable at first floor and narrow stone quoins add a degree of richness and ornamentation. By contrast, replacement uPVC windows and metal railings detract from the building's architectural interest. The ecclesiastical character of this detailing reflects the school's origins and functional links with the church and parish. The tall windows to the two rear bays indicate the original plan form and importance of securing natural daylight and ventilation as part of the original design on this tight urban site. The recent side extension to the north is of a high quality and sustains the building's architectural interest.

**Historic Interest**                      The building is of historic interest from what it illustrates about attitudes to the provision of education in the mid-19<sup>th</sup> century, including the importance of church sponsored education before the introduction of mandatory state education. The building, through its plan form and layout also illustrates school building design of the period.

**Setting**

**Physical Surroundings, Experience of the Asset & Associative Relationships with other**                      The setting of the building is variable and includes the nearby Holy Trinity Church, 19<sup>th</sup> terraced townscape and mid-20<sup>th</sup> century residential development. The most significant elements of setting are the church and 19<sup>th</sup> century townscape. The orientation and

**Assets**                      disposition of the building within the site, relative to the local street pattern, results in the flank elevation being very visible in views westwards past the church, and the two buildings and the green space opposite form an attractive group whose shared character and commonality of materiality enhance their respective significance. The 19<sup>th</sup> century residential townscape contributes to the building's significance by virtue of a shared scale and materiality, as elements of a contemporaneous pattern of development and also as the social context, which would the church and school would have served. The later elements of 20<sup>th</sup> century residential development have compromised the integrity of the traditional townscape context.

**Contribution of the application site**

**Contribution of the application site to the Significance of the Heritage Asset**                      Due to the disposition of the application site relative to the heritage asset, separation distances and the presence of interposing development, it does not contribute, either positively or negatively, to the particular significance of this heritage asset.

**Summary of Significance**

The significance of this mid-19<sup>th</sup> century building is derived from its architectural character, which illustrates trends in the provision of education provision and school design and the role of the church prior to mandatory state education. Whilst a comparatively plain building, the ecclesiastical influenced detailing provides a degree of richness and a secondary scale of detailing, which also harmonises with the nearby Holy Trinity church. The relative disposition and siting of the church means that it is best appreciated in views westward from the church, which together with the mature soft landscaping form an attractive townscape group that amplifies their respective significance. The remaining elements of 19<sup>th</sup> century domestic townscape contribute positively through shared historic origins, scale and materiality and as the social fabric served by the church and school. The later 20<sup>th</sup> century residential development has fragmented the local traditional townscape to the detriment of the building's significance. Due to the disposition of the application site relative to the heritage asset, separation distances and the presence of interposing development, it does not contribute to the particular significance of this heritage asset.



**Statement of Significance**  
**39-49 (odd) and 54-76 (even) Hadley Street and 14 & 16 Lewis Street and street surfacing**

Heritage Asset                      Locally Listed Building

Photograph



**Relative Significance**

**Architectural Interest**                      The architectural interest of these buildings is derived from their group value as attractive, albeit typical, example of modest mid-19<sup>th</sup> century terraced houses set behind small front yards, which enclose the southern end of Hadley Street and around the corner into Lewis Street. They have a broadly consistent roofscape and some historic detailing such as bracketed cornices to the ground and first floor windows and parapet cornices surviving, which helps to enliven otherwise comparatively plain elevations. Given this comparatively plain character, the impact of cumulative minor alterations is adverse on the overall cohesive group value as an attractive piece of 19<sup>th</sup> century townscape.

**Historic Interest**                      The historic interest of these properties is comparatively minor and linked to their architectural character, derived principally from their role in illustrating the development of the area during the course of the 19<sup>th</sup> century.

**Setting**

**Physical Surroundings, Experience of the Asset & Associative Relationships with other Assets**                      In light of the particular significance of these buildings as part of a cohesive townscape group, the view of the tower of Holy Trinity church and the roofscape of Holy Trinity and St Giles Primary school visible over the roofs of the houses amplify this particular significance. For similar reasons, the remaining elements of 19<sup>th</sup> century townscape contribute positively to their significance whilst the strongly contrasting later 20<sup>th</sup> residential development located in

close proximity has fragmented the integrity of this traditional townscape context and does not, for the most part, contribute positively, with the exception being the interpretation of terraced townhouses on Lewis Street, which maintain the continuity of the streetscene. York stone paving, granite kerb and gutter setts enhances the integrity of the historic townscape character of this group.

**Contribution of the application site**

**Contribution of the application site to the Significance of the Heritage Asset**                      Due to the disposition of the application site relative to the heritage asset, separation distances and the presence of interposing development, it does not contribute, either positively or negatively, to the particular significance of these heritage assets.

**Summary of Significance**

The principal elements of heritage significance of these locally listed buildings is derived from their architectural value as a cohesive mid-19<sup>th</sup> century townscape, amplified by the remaining traditional elements including Holy Trinity Church and the St Giles Primary school. Later 20<sup>th</sup> century residential development located in close proximity to these buildings, by virtue of their architectural quality, form of development and layout has fragmented the integrity of the wider townscape to the detriment of the buildings' significance. Due to the disposition of the application site relative to the heritage asset, separation distances and the presence of interposing development, it does not contribute to the particular significance of these heritage assets.

**Statement of Significance**  
**Tapping the Admiral PH, 77 Castle Road**

Heritage Asset                      Locally Listed Building



**Relative Significance**

**Architectural Interest**                      The property is a typical mid-19<sup>th</sup> century public house on a corner site at the junction of Castle Street and Hadley Street, with a recessed curved bay addressing junction. It incorporates a seemingly later single storey extension with decorative tilework and traditional shopfront framework contrasting with the more restrained stucco character of the building above, which utilises recessed window surrounds to add depth and interest to the façade. Its value is derived from its townscape role in defining a complex location where many roads meet and the railway viaduct dissects views. The building's current condition, notably the failure of large areas of stucco, detracts from its significance.

**Historic Interest**                      The historic interest of the building is derived from the continuation of its original function as a public house within the local townscape context.

**Setting**

**Physical Surroundings, Experience of the Asset & Associative Relationships with other Assets**                      The setting of the building is variable and, as such, the contribution made by setting to significance is not consistent. The remaining elements of 19<sup>th</sup> century townscape contribute positively by virtue of their shared materiality, scale and character as well as illustrating a common historic origin and interdependence. The railway viaducts and meeting of numerous roads creates a complex spatial character that allows the building to be appreciated from a range of vantage points and contexts. The strongly contrasting later 20<sup>th</sup> residential development located in close proximity has fragmented the integrity

of this traditional townscape context and does not contribute positively.

**Contribution of the application site**

**Contribution of the application site to the Significance of the Heritage Asset**                      Due to the disposition of the application site relative to the heritage asset, separation distances and the presence of interposing development, it does not contribute, either positively or negatively, to the particular significance of this heritage asset.

**Summary of Significance**

The building is an attractive example of a mid-19<sup>th</sup> century public house with later ground floor extensions, which illustrate the growth and importance of pubs to historic local communities. Its comparative scale and siting at a complex interface of streets and raised railway viaducts gives the building a prominent townscape role in defining the local townscape. The setting of the building is variable and, as such, the contribution made by setting to significance is not consistent. The remaining elements of 19<sup>th</sup> century townscape contribute positively by virtue of their shared materiality, scale and character as well as illustrating a common historic origin and interdependence of uses. The strongly contrasting later 20<sup>th</sup> residential development located in close proximity has fragmented the integrity of this traditional townscape context and does not contribute positively. Due to the disposition of the application site relative to the heritage asset, separation distances and the presence of interposing development, it does not contribute to the particular significance of this heritage asset.

**Statement of Significance**  
**41 Clarence Way (corner Castlehaven Road)**

Heritage Asset                      Locally Listed Building

Photograph



**Relative Significance**

**Architectural Interest**                      This is a former, mid-19<sup>th</sup> century public house located on the corner of Clarence Way and Castlehaven Road. It appears to have been restored as part of its conversion to an alternative use and whilst the original stucco detailing and pilasters from the original commercial frontage remain the legibility of the original design and function has been compromised by the cessation of the historic use and associated alterations. The later extension to the rear is not of heritage significance. The heritage significance of the property is largely derived from its townscape role in defining one street corner at a crossroads.

**Historic Interest**                      The building's architectural value is enhanced by the local 'rarity' value in the context of a significantly altered domestic townscape by providing a tangible connection to the former pattern of 19<sup>th</sup> century development.

**Setting**

**Physical Surroundings, Experience of the Asset & Associative Relationships with other Assets**                      The setting of the building has been significantly changed and makes a comparatively limited contribution to the significance of the listed building. The extensive later 20<sup>th</sup> century residential development has resulted in the fragmentation and almost total erasure of the 19<sup>th</sup> century townscape context of which the building once formed a part and has adversely affected its particular local significance. Holy Trinity church, located to the west, provides a link to the remaining elements of the 19<sup>th</sup> century townscape and is a positive element of setting, however, the strength of this contribution

and visual links has been reduced by the presence of non-descript interposing later 20<sup>th</sup> century residential development.

**Contribution of the application site**

**Contribution of the application site to the Significance of the Heritage Asset**                      Due to the disposition of the application site relative to the heritage asset, separation distances and the presence of interposing development, it does not contribute, either positively or negatively, to the particular significance of this heritage asset.

**Summary of Significance**

The locally listed building's significance is derived from its local 'rarity' value as a mid-19<sup>th</sup> century survivor of the traditional townscape that was largely replaced in the mid-late 20<sup>th</sup> century with contrasting extensive residential development, which detracts from its particular local heritage significance. The building was originally a public house and has since been converted to alternative uses. Whilst the original architectural character remains legible the associated alterations and extensions have not always been consistent with its original appearance. Holy Trinity church, located to the west of the heritage asset, provides a link to the wider 19<sup>th</sup> century townscape that survives to a greater degree to the west, however, the strength of this contribution is diminished by interposing 20<sup>th</sup> century residential development. The disposition of the application site relative to the heritage asset, separation distances and the presence of interposing development, it does not contribute to the particular significance of this heritage asset.



**Statement of Significance**  
**Hawley Infant School, Buck Street**

Heritage Asset                      Locally Listed Building



**Relative Significance**

**Architectural Interest**                      The building is of architectural interest as a good quality example of a late-19<sup>th</sup> century school, with the existing building being the remaining part of a formerly larger complex of buildings stretching between Buck Street and Hawley Crescent and fronting on to Kentish Town Road. The demolition and fragmentation of the integrated school complex has adversely impacted on its heritage significance. The remaining building is an attractive example of the London Board School typology, built in the Queen Anne Revival style with tall gables, clay tiled roofs, brick chimney and tall windows with their red brick surrounds and enriched brick dressings emphasising the importance placed on high-quality design as well as practical considerations such as maximising light and ventilation.

**Historic Interest**                      The historic interest of the building is derived from its illustrative value in the changing attitudes towards the importance of the basis provision of education in urban areas and evolving practices in school design. This historic interest is linked to the building's architectural character and plan form.

**Setting**

**Physical Surroundings, Experience of the Asset & Associative Relationships with other Assets**                      As noted earlier, the building is a remnant of a much smaller school complex, which has eroded its integrity. The remaining context is variable as is the contribution made by setting to significance. The tall brick boundary wall and decorative ironwork emphasise the historic distinction between the school and its context, as well as illustrating successive phases in boundary treatments, and

contribute positively to the building's heritage significance. The iterative and informal character of the remaining elements of the building's townscape character contribute positively to its significance by virtue of their scale, material and character and by helping to illustrate the shared process of historic growth and development. The resulting townscape context is layered and complex. They were also the context served by the school, although with the changes in the character and mix of uses in the area the strength of this connection is of less importance now than it was historically. The contrasting, generally non-descript, and does not contribute positively to the building's significance.

**Contribution of the application site**

**Contribution of the application site to the Significance of the Heritage Asset**                      Due to the disposition of the application site relative to the heritage asset, separation distances and the presence of interposing development, it does not contribute, either positively or negatively, to the particular significance of this heritage asset.

**Summary of Significance**

The building is principally of interest as the attractive remnant of a much larger school site. It is built in the typically well-considered Queen Anne Revival style favoured by London Board schools with the resultant decorative work and picturesque composition providing visual interest when seen rising above the brick boundary wall and obliquely through the gates. The importance of securing good light, ventilation and class sizes is reflected externally through tall windows with hopper window heads at high level, which reflects trends in the development of school buildings in response to the rapid urban growth of London. The setting of the school building has been subject to change with the remaining traditional townscape contributing positively to create a complex and layered context. Due to the disposition of the application site relative to the heritage asset, separation distances and the presence of interposing development, it does not contribute to the particular significance of this heritage asset.



## Statement of Significance

### The Buck's Head, 202 Camden High Street

Heritage Asset Locally Listed Building

Photograph



## Relative Significance

**Architectural Interest** The locally listed building is a handsome example of a mid-19<sup>th</sup> century public house with an attractive and highly articulated frontage, reminiscent of the Truman brewery 'house style', incorporating bucks' heads as console brackets to the corner entrance fascia. There is a strong contrast between the more elaborate character of the pub frontage and restrained elevations above, enriched by stucco window surrounds, flat band and cornice with the brewery name panel at first floor level.

**Historic Interest** The historic interest of the building is derived from its continuing operation as a long-established public house, reinforced by the architectural detailing, which emphasises its function and provides strong visual clues to its name.

## Setting

**Physical Surroundings, Experience of the Asset & Associative Relationships with other Assets** The bustling and eclectic character of Camden High Street defines the setting of the pub. The building stock of Camden High Street, predominantly late 18<sup>th</sup> and 19<sup>th</sup> centuries in date, shares a similar scale, materiality, character, grain and pattern of historic development, which contributes positively to the building's particular local heritage significance. The contribution of the building stock has been supplemented by more recent changes in the character and mix of uses of Camden High Street with the diverse and idiosyncratic range of retail, commercial, food/beverage uses, which complement the historic function of the building as a pub. The bustling and often hectic character arising from pedestrian movements emphasises this

eclectic character. The overall, resulting townscape character is distinctive and one of the most recognisable in London; the heritage asset forms an integral part of this.

## Contribution of the application site

**Contribution of the application site to the Significance of the Heritage Asset** Due to the disposition of the application site relative to the heritage asset, separation distances and the presence of interposing development, it does not contribute, either positively or negatively, to the particular significance of this heritage asset.

## Summary of Significance

This is a mid-19<sup>th</sup> public house located on a prominent corner site on the busy pedestrian north-south route of Camden High Street. The upper floors of the property are comparatively plain, albeit enriched with architectural detailing and historic commercial signage whilst the pub frontage is highly articulated and reminiscent of the 'house style' of the Truman brewery. The continuation of the historic pub use contributes to the building's local heritage significance. The building forms an integral part of the distinctive local townscape of Camden High Street, with a shared materiality, character, grain and scale whilst the use complements that of the diverse mix within the local area. In this regard, setting contributes positively to the building's particular heritage significance. Due to the disposition of the application site relative to the heritage asset, separation distances and the presence of interposing development, it does not contribute to the particular significance of this heritage asset.

**Statement of Significance**  
**The Elephant's Head, 224 Camden High Street**

Heritage Asset                      Locally Listed Building



**Relative Significance**

**Architectural Interest**                      The locally listed building is a handsome example of a mid-19<sup>th</sup> century public house with an attractive tiled frontage, which extends along the return to Hawley Crescent, with curved corner window. Above, the property is a typical and attractive example of mid-19<sup>th</sup> century terraced architecture with stucco window surrounds albeit the heavy dentiled cornice supported on cornice brackets emphasises the building's townscape role in terminating the contemporaneous terrace of which it forms a part.

**Historic Interest**                      The historic interest of the building is derived from its continuing operation as a long-established public house, reinforced by the architectural detailing, which emphasises its function.

**Setting**

**Physical Surroundings, Experience of the Asset & Associative Relationships with other Assets**                      The bustling and eclectic character of Camden High Street defines the setting of the pub. The building stock of Camden High Street, predominantly late 18<sup>th</sup> and 19<sup>th</sup> centuries in date, shares a similar scale, materiality, character, grain and pattern of historic development, which contributes positively to the building's particular local heritage significance. The contribution of the building stock has been supplemented by more recent changes in the character and mix of uses of Camden High Street with the diverse and idiosyncratic range of retail, commercial, food/beverage uses, which complement the historic function of the building as a pub. The bustling and often hectic character arising from pedestrian movements emphasises this eclectic character. The overall, resulting townscape character is

distinctive and one of the most recognisable in London; the heritage asset forms an integral part of this. Beyond the distinctive townscape of Camden High Street, there is an emerging and more variable townscape character consisting of new contemporary buildings of a varied character and materiality, visible in both directions along Jamestown Road and Crawley Crescent.

**Contribution of the application site**

**Contribution of the application site to the Significance of the Heritage Asset**                      Due to the disposition of the application site relative to the heritage asset, separation distances and the presence of interposing development, it does not contribute, either positively or negatively, to the particular significance of this heritage asset.

**Summary of Significance**

This is a mid-19<sup>th</sup> public house located on a prominent corner site on the busy pedestrian north-south route of Camden High Street. It is a handsome example of a traditional public house with an attractive tiled frontage, which extends along the return to Hawley Crescent, with curved corner window. Above, the property is a typical and attractive example of mid-19<sup>th</sup> century terraced architecture with stucco window surrounds albeit the heavy dentiled cornice supported on cornice brackets emphasises the building's townscape role in terminating the contemporaneous terrace of which it forms a part. The continuation of the historic pub use contributes to the building's local heritage significance. The building forms an integral part of the distinctive local townscape of Camden High Street, with a shared materiality, character, grain and scale whilst the use complements that of the diverse mix within the local area. In this regard, setting contributes positively to the building's particular heritage significance. Beyond the distinctive townscape of Camden High Street, there is an emerging and more variable townscape character consisting of new contemporary buildings of a varied character and materiality, visible in both directions along Jamestown Road and Crawley Crescent. Due to the disposition of the application site relative to the heritage asset, separation distances and the presence of interposing development, it does not contribute to the particular significance of this heritage asset.

## Statement of Significance

### The Oxford Arms, 265 Camden High Street

Heritage Asset

Locally Listed Building

Photograph



## Relative Significance

**Architectural Interest** This late 19<sup>th</sup> century public house is a striking and inventive composition in a personal interpretation of the Queen Anne Revival style. A traditional timber pub frontage defines the ground floor whilst above is an eclectic mix of red brick and terracotta decoration with elaborate decorative ironwork to first floor windows providing richly modelled facades at this prominent street corner. This townscape role is further reinforced by its height (an additional storey when compared to the adjoining terrace, which it terminates) and through its composition and roofscape of chimneys, pediments and coat of arms.

**Historic Interest** The historic interest of the building is derived from its continuing operation as a long-established public house, reinforced by the architectural detailing, which emphasises its function.

## Setting

**Physical Surroundings, Experience of the Asset & Associative Relationships with other Assets** The bustling and eclectic character of Camden High Street defines the setting of the pub. The building stock of Camden High Street, predominantly late 18<sup>th</sup> and 19<sup>th</sup> centuries in date, shares a similar scale, materiality, character, grain and pattern of historic development, which contributes positively to the building's particular local heritage significance. The contribution of the building stock has been supplemented by more recent changes in the character and mix of uses of Camden High Street with the diverse and idiosyncratic range of retail, commercial, food/beverage uses, which complement the historic function of the building as a pub. The bustling and often

hectic character arising from pedestrian movements emphasises this eclectic character. The overall, resulting townscape character is distinctive and one of the most recognisable in London; the heritage asset forms an integral part of this. Beyond the distinctive townscape of Camden High Street, there is an emerging and more variable townscape character consisting of new contemporary buildings of a varied character and materiality, visible in both directions along Jamestown Road and Crawley Crescent.

## Contribution of the application site

**Contribution of the application site to the Significance of the Heritage Asset** Due to the disposition of the application site relative to the heritage asset, separation distances and the presence of interposing development, it does not contribute, either positively or negatively, to the particular significance of this heritage asset.

## Summary of Significance

This is an original late-19<sup>th</sup> public house located on a prominent corner site on the busy pedestrian north-south route of Camden High Street. It has a highly eclectic composition in a nominal Queen Anne Revival style, reflecting the diversity and flexibility of late Victorian architecture, with richly detailed and modulated façades. The height, form and decoration of the public house terminates the attached terrace and defines an important townscape junction. The continuation of the historic pub use contributes to the building's local heritage significance. The building forms an integral part of the distinctive local townscape of Camden High Street, with a shared materiality, character, grain and scale whilst the use complements that of the diverse mix within the local area. In this regard, setting contributes positively to the building's particular heritage significance. Beyond the distinctive townscape of Camden High Street, there is an emerging and more variable townscape character consisting of new contemporary buildings of a varied character and materiality, visible in both directions along Jamestown Road and Crawley Crescent. Due to the disposition of the application site relative to the heritage asset, separation distances and the presence of interposing development, it does not contribute to the particular significance of this heritage asset.



**Statement of Significance**  
**31 Jamestown Road**

Heritage Asset                      Locally Listed Building



**Relative Significance**

**Architectural Interest**                      This is a late 19<sup>th</sup> century public house arranged around a highly original composition on this corner site. The corner of the building is chamfered and rises full height to be terminated at roof level by a prominent chimney, which when considered as a whole with the sash windows and grouped dormers at roof level, results in a strong vertical emphasis, which contrast with the adjoining properties which tend to have a long, low horizontal form. The originality of the composition is enhanced by the quality of the red brickwork.

**Historic Interest**                      The historic interest of the building is derived from its continuing operation as a long-established public house, reinforced by the architectural detailing, which emphasises its function.

**Setting**

**Physical Surroundings, Experience of the Asset & Associative Relationships with other Assets**                      The setting of the building has been subject to extensive change and now largely dates from the late 20<sup>th</sup> century onwards. As a result, there are now well-established contrasts in scale, materiality and character as parts of its setting. Whilst there are remnants of the traditional townscape framework of which the building once formed a part, these are now largely fragmentary and isolated within a more varied built context. Accordingly, setting does not, in this instance, make a strong contribution towards the particular heritage significance of the locally listed building.

**Contribution of the application site**

**Contribution of the**                      Due to the disposition of the application site relative to the heritage

application site to the                      asset, separation distances and the presence of interposing  
Significance of the                      development, it does not contribute, either positively or negatively, to  
Heritage Asset                      the particular significance of this heritage asset.

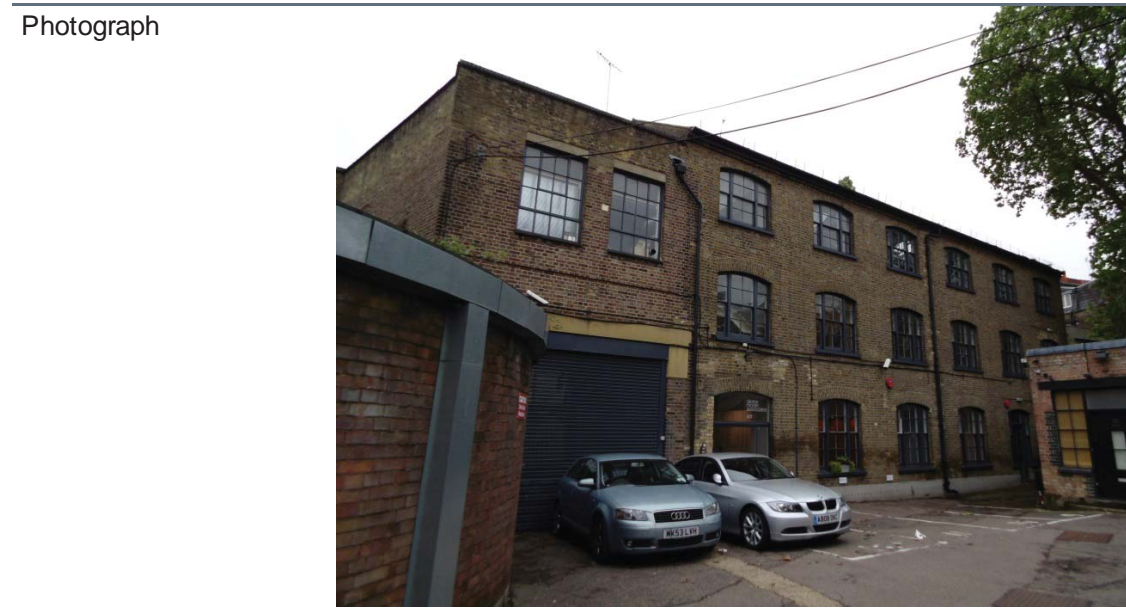
**Summary of Significance**

This is a late 19<sup>th</sup> century public house arranged around a highly original composition on this corner site. The corner of the building is chamfered and rises full height to be terminated at roof level by a prominent chimney, which when considered as a whole with the sash windows and grouped dormers at roof level, results in a strong vertical emphasis. The originality of the composition is enhanced by the quality of the red brickwork. The historic interest of the building is derived from its continuing operation as a long-established public house. As a result of the extent of change within the building's setting from the mid-20<sup>th</sup> century onwards, there are established contrasts in scale, materiality and character. Whilst isolated remnants of the former traditional townscape remain as part of this variable context, setting is not considered to contribute strongly to the particular significance of this listed building. Due to the disposition of the application site relative to the heritage asset, separation distances and the presence of interposing development, it does not contribute to the particular significance of this heritage asset.



**Statement of Significance**  
**57 A/B/C/D Jamestown Road**

Heritage Asset                      Locally Listed Building



**Relative Significance**

**Architectural Interest**      Group of sensitively refurbished late 19<sup>th</sup> and early 20<sup>th</sup> century light industrial buildings in yard accessed from Jamestown Road. They are of typical construction and form for industrial buildings of this period; yellow stock brick with cambered arches, large timber sash sliding windows and slated roofs. Buildings A and D are oldest on site and date from the mid-19<sup>th</sup> nineteenth century and most likely are contemporary with the adjoining Grade II listed Collard and Collard piano-making factory on Oval Road. Building B dates from the late 19<sup>th</sup> century whilst C dates from the early 20<sup>th</sup> century. As a group, the buildings are of architectural interest and townscape interest arranged around a courtyard, illustrative of their original industrial function and interdependence of manufacturing processes.

**Historic Interest**              Buildings A and D are of historic significance, being those most related to the Collard and Collard building and forming the basis for the layout of the yard. Collectively, they are a rare example of a group of buildings, which illustrate and provide a tangible connection to Camden's piano making heritage. They also illustrate the process of change in the area's development with the intensification of industrial processes in backland sites as the area became less desirable as a place to live.

**Setting**

**Physical Surroundings, Experience of the Asset & Associative**      The setting of the buildings has been subject to an extensive degree of change. The remaining elements of the traditional 18<sup>th</sup> and 19<sup>th</sup> century townscape are of a consistent scale and materiality and help

**Relationships with other Assets**      to illustrate the process of the area's historic development. As backland industrial buildings they are recessive elements within the townscape, with the most significant relationship being with the other nearby contemporaneous industrial buildings, notably the Collard and Collard piano-making factory with which they shared a similar historic function. The large tree within the courtyard emphasises the townscape value of the group. The later phases of redevelopment within the local context do not, due to the position of the buildings', impact on their significance, either positively or negatively.

**Contribution of the application site**

**Contribution of the application site to the Significance of the Heritage Asset**      Due to the disposition of the application site relative to the heritage assets, separation distances and the presence of interposing development, it does not contribute, either positively or negatively, to the particular significance of these heritage assets.

**Summary of Significance**

This collection of buildings dates from the mid-19<sup>th</sup> to early 20<sup>th</sup> century and is typical and attractive examples of modest industrial structures, with their appearance and form providing an indication of their former function. The buildings are principally of historic interest as remnants of the locally important piano-making industry, emphasised by the legibility of their architectural character and disposition. The setting of the buildings has been subject to an extensive degree of change. The remaining elements of the traditional townscape are of a consistent scale and materiality and help to illustrate the process of the area's historic development. As backland industrial buildings they are recessive elements within the townscape, with the most significant relationship being with the other nearby contemporaneous industrial buildings, notably the Collard and Collard piano-making factory with which they shared a similar historic function. The large tree within the courtyard emphasises the townscape value of the group. The later phases of redevelopment within the local context do not, due to the position of the buildings, impact on their significance, either positively or negatively. Due to the disposition of the application site relative to the heritage assets, separation distances and the presence of interposing development, it does not contribute to the particular significance of these heritage assets.

**Statement of Significance**  
**61-85 Jamestown Road**

Heritage Asset                      Locally Listed Building



**Relative Significance**

**Architectural Interest**                      This group of locally listed building consists of a truncated terrace of mid-18<sup>th</sup> century date (albeit seemingly of a type more consistent with early-mid 19<sup>th</sup> century character). The properties are constructed of stock brick, are a single bay wide (emphasising their historically modest status), with elaboration provided by stucco detailing at ground floor, window surrounds and at cornice with decorative metal balustrades to the first floor windows. The vertical emphasis, reinforced by the recessed channel on party wall lines, creates a tight grain and rhythm. The terrace is, however, not complete or intact. Whilst included within the same designation, nos.61-65 appear to be 20<sup>th</sup> century rebuilds and can only be considered of significance in terms of maintaining the consistency of the terrace. There are numerous roof extensions and inappropriate replacement windows to many of the properties in the terrace, which harms their architectural value. Overall, the properties are of architectural interest for their townscape value as a consistent and attractive terrace.

**Historic Interest**                      The properties are of historic interest as a legacy of the area's development, and its changing fortunes and as a representative example of modest terraced housing. This historic interest is closely linked to the buildings' architectural value.

**Setting**

**Physical Surroundings, Experience of the Asset**                      The setting of the buildings has been subject to an extensive degree of change. The remaining elements of the traditional 18<sup>th</sup> and 19<sup>th</sup>

**& Associative Relationships with other Assets**                      century townscape are of a consistent scale and materiality and help to illustrate the process of the area's historic development. The most significant relationship is with the remaining terraced housing, located nearby on Oval Road, of which the assets form part of a consistent townscape group of shared materiality, scale, character and historic development. This group value enhances the individual significance of the heritage assets. The later phases of redevelopment within the local context do not, due to the position of the building's, impact on their significance, either positively or negatively.

**Contribution of the application site**

**Contribution of the application site to the Significance of the Heritage Asset**                      Due to the disposition of the application site relative to the heritage assets, separation distances and the presence of interposing development, it does not contribute, either positively or negatively, to the particular significance of these heritage assets.

**Summary of Significance**

This group of locally listed building consists of a truncated terrace of apparently mid-18<sup>th</sup> century date. The properties are constructed of stock brick, are a single bay wide, with elaboration provided by stucco detailing at ground floor, window surrounds and at cornice with decorative metal balustrades to the first floor windows. The vertical emphasis, reinforced by the recessed channel on party wall lines, creates a tight grain and rhythm. The terrace is, however, not complete or intact. Whilst included within the same designation, nos.61-65 appear to be 20<sup>th</sup> century rebuilds and can only be considered of significance in terms of maintaining the consistency of the terrace. Overall, the properties are of architectural interest for their townscape value as a consistent and attractive terrace. The properties are of historic interest as a legacy of the area's development, the changing fortunes of the area and as a representative example of modest terraced housing. The most significant setting relationship is with the remaining terraced housing, located nearby on Oval Road, of which the assets form part of a consistent townscape group of shared materiality, scale, character and historic development. This group value enhances the individual significance of the heritage assets. Due to the disposition of the application site relative to the heritage assets, separation distances and the presence of interposing development, it does not contribute to the particular significance of these heritage assets.



**Statement of Significance**  
**14-18 Oval Road**

Heritage Asset                      Locally Listed Building



**Relative Significance**

**Architectural Interest**                      This small group of three locally listed building consists of a short terrace of mid-19<sup>th</sup> century date. The properties are constructed of stock brick, are a single bay wide (emphasising their historically modest status), with elaboration provided by stucco detailing at ground floor, window surrounds and at cornice with decorative metal balustrades to the first floor windows. The vertical emphasis, reinforced by the recessed channel on party wall lines, creates a tight grain and rhythm. The terrace is, however, not intact, with inappropriate replacement windows to all of the properties and replacement of the parapet cornice, which harms their architectural value. Overall, the properties are of architectural interest for their townscape value as a consistent and attractive terrace.

**Historic Interest**                      The properties are of historic interest as a legacy of the area's development, the changing fortunes of the area and as a representative example of modest terraced housing. This historic interest is closely linked to the buildings' architectural value.

**Setting**

**Physical Surroundings, Experience of the Asset & Associative Relationships with other Assets**                      The setting of the buildings has been subject to an extensive degree of change. The remaining elements of the traditional 19<sup>th</sup> century townscape are of a consistent scale and materiality and help to illustrate the process of the area's historic development. The most significant relationship is with the remaining terraced housing, located nearby on Jamestown Road, of which the assets form part of a consistent townscape group of shared materiality, scale, character

and historic development. This group value enhances the individual significance of the heritage assets. The later phases of redevelopment within the local context do not, due to the position of the buildings, impact on their significance, either positively or negatively.

**Contribution of the application site**

**Contribution of the application site to the Significance of the Heritage Asset**                      Whilst there are glimpse views of tree canopies within the application site, when looking north along Oval Road, in the gap between the properties on Gilbeys Yard, they are minor background elements, which due to the separation distances and the presence of interposing development do not contribute, either positively or negatively, to the particular significance of these heritage assets.

**Summary of Significance**

This small group of three locally listed buildings consists of a short terrace of mid-19<sup>th</sup> century date. The properties are constructed of stock brick, are a single bay wide (emphasising their historically modest status), with elaboration provided by stucco detailing at ground floor, window surrounds and at cornice with decorative metal balustrades to the first floor windows. The vertical emphasis, reinforced by the recessed channel on party wall lines, creates a tight grain and rhythm. The terrace is, however, not intact, with inappropriate replacement windows to all of the properties and replacement of the parapet cornice, which harms their architectural value. Overall, the properties are of architectural interest for their townscape value as a consistent and attractive terrace. The most significant setting relationship is with the remaining terraced housing, located nearby on Jamestown Road, of which the assets form part of a consistent townscape group of shared materiality, scale, character and historic development. This group value enhances the individual significance of the heritage assets. Whilst there are glimpse views of tree canopies within the application site, when looking north along Oval Road, in the gap between the properties on Gilbeys Yard, they are minor background elements, which due to the separation distances and the presence of interposing development do not contribute to the particular significance of these heritage assets.

**Statement of Significance**  
**12 Oval Road**

Heritage Asset      Locally Listed Building

Photograph



**Relative Significance**

**Architectural Interest**      An early 20<sup>th</sup> century warehouse built of red/brown brick with the principal interest derived from the street elevation with its two flanking recessed window bays, either side of a central double bay, with restrained decorative detail in the form tiled panels, reminiscent of Egyptian detailing that was in vogue in the early 20<sup>th</sup> century. The curved southern façade responds well to its neighbouring building. The building is a typical example of industrial architectural of the period and helps to illustrate the changes and continuity in the design of industrial buildings i.e. large windows and a regular floor plan.

**Historic Interest**      Historic interest makes a comparatively minor contribution to the building's local heritage significance, derived principally from its role in illustrating the growth and development of industry in the local area.

**Setting**

**Physical Surroundings, Experience of the Asset & Associative Relationships with other Assets**      The setting of the building is varied, reflecting its location at the transition between the more domestic context of Gloucester Crescent and Oval Road and the later industrial development aligned with the railway and towards the northern end of Oval Road where it interfaces with the canal. The industrial context makes the strongest contribution to significance by virtue of their shared origins, function and role in the development of the area. As a result of the differences in building typologies there are established contrasts in scale and materiality, which are continued in more recent

developments at the northern end of Oval Road, which do not contribute, either positively or negatively, to the asset's local heritage significance.

**Contribution of the application site**

**Contribution of the application site to the Significance of the Heritage Asset**      Whilst there are glimpse views of tree canopies within the application site, when looking north along Oval Road, in the gap between the properties on Gilbeys Yard, they are minor background elements, which due to the separation distances and the presence of interposing development do not contribute, either positively or negatively, to the particular significance of this heritage asset.

**Summary of Significance**

An early 20<sup>th</sup> century warehouse built of red/brown brick with the principal interest derived from the street elevation with its two flanking recessed window bays, flanking a central double bay with restrained decorative detail in the form tiled panels, reminiscent of Egyptian detailing that was in vogue in the early 20<sup>th</sup> century. The curved southern façade responds well to its neighbouring building. The building is a typical example of industrial architectural of the period and helps to illustrate the changes and continuity in the design of industrial buildings i.e. large windows and a regular floor plan. The setting of the building is varied, reflecting its location at the transition between the more domestic context of Gloucester Crescent and Oval Road and the later industrial development aligned with the railway and towards the northern end of Oval Road where it interfaces with the canal. The industrial context makes the strongest contribution to significance by virtue of their shared origins, function and role in the development of the area. As a result of the differences in building typologies there are established contrasts in scale and materiality, which are continued in more recent developments at the northern end of Oval Road, which do not contribute, either positively or negatively, to the asset's local heritage significance. Whilst there are glimpse views of tree canopies within the application site, when looking north along Oval Road, in the gap between the properties on Gilbeys Yard, they are minor background elements, which due to the separation distances and the presence of interposing development do not contribute, to the particular significance of this heritage asset.



**Statement of Significance**  
**2, 10 & 11 Regal Lane**

Heritage Asset                      Locally Listed Building

Photograph



**Relative Significance**

**Architectural Interest**                      A group of three bespoke houses dating to 1961-2 and 1964 respectively on a backland site, formerly occupied by garages. No. 2, was the architect John Winter's own house, and the earliest house known by him. It is of a 'subtly impressive design: the wilful yet rational irregularity of the massing and fenestration' (Historic England listing consideration) and is the most architecturally significant element of the group. Nos.10 & 11 are more conventional and altered and can be regarded as an interpretation of traditional mews architecture. The strongly modernist character of these buildings integrates with the surrounding context through the use of reclaimed stock brick to reflect the texture, colour and tonality of the prevalent local building materials.

**Historic Interest**                      As buildings of mid-20<sup>th</sup> century date, historic interest makes a comparatively limited contribution to significance and is secondary to the architectural interest. The historic interest is derived from the associations with the well-regarded architect John Winter.

**Setting**

**Physical Surroundings, Experience of the Asset**                      These buildings are located in a backland site to the rear of traditional buildings on Gloucester Avenue/Regent's Park Road and

**& Associative Relationships with other Assets**                      Prince Albert Road. They are not readily visible from the public realm and the resultant secluded character, associated with the previous use of the site as gardens and later garages, contributes positively to their significance. The ancillary scale to the frontage building reinforces their integration with the soft landscaping of the surrounding mature gardens, which contribute positively to their significance.

**Contribution of the application site**

**Contribution of the application site to the Significance of the Heritage Asset**                      Due to the disposition of the application site relative to the heritage assets, separation distances and the presence of interposing development, it does not contribute, either positively or negatively, to the particular significance of these heritage assets.

**Summary of Significance**

A group of three bespoke houses dating to 1961-2 and 1964 respectively on a backland site, formerly occupied by garages. No. 2, was the architect John Winter's own house, and the earliest house known by him. It is the most architecturally significant element of the group, whilst nos.10 & 11 are more conventional and more altered and can be regarded as an interpretation of traditional mews architecture. The strongly modernist character of these buildings integrates with the surrounding context through the use of reclaimed stock brick to reflect the texture, colour and tonality of the prevalent local building materials. The associations with John Winter are of some minor historic interest. These buildings are located in a backland site to the rear of traditional buildings on Gloucester Avenue/Regent's Park Road and Prince Albert Road. They are not readily visible from the public realm and the resultant secluded character, associated with the previous use of the site as gardens and later garages, contributes positively to their significance. The ancillary scale to the frontage building reinforces their integration with the soft landscaping of the surrounding mature gardens, which contribute positively to their significance. Due to the disposition of the application site relative to the heritage assets, separation distances and the presence of interposing development, it does not contribute to the particular significance of these heritage assets.

## Statement of Significance

### 1 & 2 Bridge Approach

Heritage Asset

Locally Listed Building

Photograph



## Relative Significance

Architectural Interest

These buildings are attractive, albeit typical, examples of symmetrical mid-19<sup>th</sup> century Italianate villas, typified by the use of painted stucco elevation, shallow hipped slate roofs and projecting eaves. The properties are comparatively plain with elaboration provided by projecting porches, a first floor flat band and pilasters at the outside corners. They are attractive elements of the 19<sup>th</sup> century suburban townscape of Primrose Hill and continued on Adelaide Road.

Historic Interest

Historic interest is secondary to the properties' architectural value and is derived from their role in illustrating the rapid urbanisation of the area during the 19<sup>th</sup> century.

## Setting

Physical Surroundings, Experience of the Asset & Associative Relationships with other Assets

The properties are situated on rising ground, which gives them an elevated position in the local townscape and allows them to terminate western views along Regent's Park Road. This emphasises their aesthetic interest as attractive elements within the townscape. The townscape character is varied with elements of the 19<sup>th</sup> century townscape on Adelaide Road and to the south of the railway lines in Primrose Hill amplifying the significance of the buildings through shared character, materiality, scale and historic origins. The presence of front gardens and mature soft landscaping helps to illustrate the original suburban context, albeit the later phases of development are generally of a very different character/scale and character, which erodes the integrity of the

historic townscape. The railway tracks are a well-established element of the area and reflect the historic integration of transport infrastructure and residential development during the 19<sup>th</sup> century.

## Contribution of the application site

Contribution of the application site to the Significance of the Heritage Asset

The application site is located to the southeast of the buildings. As a result of the interposing development, it is likely that the existing food store element of the application site will only be visible in elevated views from the upper floors (views from the later dormer are atypical as accommodation would not normally be provided at roof level as part of the original design) when it will be seen over a significant separation distance, behind the residential development of Juniper Close and in the context of the railway lines. In this context, the existing application site forms a minor element of the buildings' varied urban context and does not contribute, either positively or negatively, to their significance.

## Summary of Significance

These buildings are attractive, albeit typical, examples of symmetrical mid-19<sup>th</sup> century Italianate villas. They are attractive elements of the 19<sup>th</sup> century suburban townscape of Primrose Hill and continued on Adelaide Road. Historic interest is secondary to the property's architectural value and is derived from their role in illustrating the rapid urbanisation of the area during the 19<sup>th</sup> century. The properties are situated on rising ground, which gives them an elevated position in the local townscape and allows them to terminate western views along Regent's Park Road. The townscape character is varied with elements of the 19<sup>th</sup> century townscape on Adelaide Road and to the south of the railway lines in Primrose Hill amplifying the significance of the buildings through shared character, materiality, scale and historic origins. The railway tracks are a well-established element of the area and reflect the historic integration of transport infrastructure and residential development during the 19<sup>th</sup> century. The application site is located to the southeast of the buildings. As a result of the interposing development, it is likely that the existing food store element of the application site will only be visible in elevated views from the upper floors (views from the later dormer are atypical as accommodation would not normally be provided at roof level as part of the original design) when it will be seen over a significant separation distance, behind the residential development of Juniper Close and in the context of the railway lines. In this context, the existing application site forms a minor element of the assets' varied urban context and does not contribute to their significance.

**Statement of Significance**  
**23-49 Adelaide Road**

Heritage Asset      Locally Listed Building

Photograph



**Relative Significance**

**Architectural Interest**      These locally listed buildings consist of a group of 14, originally semi-detached villas. These buildings are attractive, albeit typical, examples of symmetrical mid-19<sup>th</sup> century Italianate villas, typified by the use of painted stucco elevation, shallow hipped slate roofs and projecting eaves. The properties are comparatively plain, with elaboration provided by projecting porches, a first floor flat band and pilasters at the outside corners. A number of villas have been connected via recessive links, which has eroded their legibility as suburban villas and the associated spatial qualities and views between houses to gardens beyond. They are the vestige of a group that originally continued westwards to Primrose Hill Road but was demolished with the widening of the railway that was completed by 1914. Overall, the group provides a substantial and attractive southern edge to this wide street, and although some individual houses retain less of their original detailing, they contribute together to provide a high quality and consistent townscape.

**Historic Interest**      Historic interest is secondary to the properties' architectural value and is derived from their role in illustrating the rapid urbanisation of the area during the 19<sup>th</sup> century.

**Setting**

**Physical Surroundings, Experience of the Asset & Associative Relationships with other**      The properties are set within historic plots, with the front gardens/yards often containing mature trees and soft landscaping, which help to illustrate their original suburban character. The presence of mature trees and expansive laws on the north side of

**Assets**      the wide road, help to retain some semblance of the original townscape character and mitigate the effect of the strongly contrasting flat blocks opposite.

**Contribution of the application site**

**Contribution of the application site to the Significance of the Heritage Asset**      Due to the disposition of the application site relative to the heritage assets, separation distances and the presence of interposing development, it does not contribute, either positively or negatively, to the particular significance of these heritage assets.

**Summary of Significance**

These locally listed buildings consist of a group of 14, originally semi-detached villas. These buildings are attractive, albeit typical, examples of symmetrical mid-19<sup>th</sup> century Italianate villas. The properties are comparatively plain with elaboration provided by projecting porches, a first floor flat band and pilasters at the outside corners. A number of villas have been connected via recessive links, which has eroded their legibility as suburban villas. Overall, the group provides a substantial and attractive southern edge to this wide street, and although some individual houses retain less of their original detailing, they contribute together to provide a high quality and consistent townscape. The properties are set within historic plots, with the front gardens/yards often containing mature trees and soft landscaping, which help to illustrate their original suburban character. The presence of mature trees and expansive lawns on the north side of the wide road, help to retain some semblance of the original townscape character and mitigate the effect of the strongly contrasting flat blocks opposite. Due to the disposition of the application site relative to the heritage asset, separation distances and the presence of interposing development, it does not contribute to the particular significance of these heritage assets.



**Statement of Significance**  
**2 Haverstock Hill and 45-47 Crogsland Road**

Heritage Asset                      Locally Listed Building



**Relative Significance**

**Architectural Interest**      The locally listed buildings form part of a consistent townscape group. The most significant element is the public house located the on corner of Haverstock Hill and Crogsland Road, opposite the junction of Regent’s Park Road and Adelaide Road. It is a typical mid-19<sup>th</sup> century public house, with elaboration provided by stucco decoration with the architraves of the large emphasised windows at first and second floors elaborating what is an otherwise comparatively plain building. The public house is connected to a short stretch of heavily altered terraced housing on Crogsland Street. The architectural integrity of this terrace has been significantly eroded by the loss of original joinery, shopfronts, parapet detailing and quoins and are now of limited comparative interest.

**Historic Interest**              Historic interest is secondary to the properties’ architectural value and is derived from their role in illustrating the rapid urbanisation of the area during the 19<sup>th</sup> century.

**Setting**

**Physical Surroundings, Experience of the Asset & Associative Relationships with other Assets**      The townscape context of the buildings has been subject to significant change and is now highly variable. The remaining 19<sup>th</sup> century elements, principally the brick boundary wall on the south side of Chalk Farm Road and the Round House, contribute positively by virtue of their shared age and materiality but are located within a fragmentary context, are now isolated elements in an inconsistent predominantly 20<sup>th</sup> century townscape, which reduces the strength of

this contribution. Overall, setting makes a limited contribution to the significance of these buildings.

**Contribution of the application site**

**Contribution of the application site to the Significance of the Heritage Asset**      There is no interrelationship between the food store element of the application site and the locally listed buildings due to the nature of interposing development. Due to the separation distances, vehicular traffic on Chalk Farm Road and interposing street trees, the PFS parcel has no impact on the asset’s significance. Accordingly, the application site, as a whole, does not contribute to the significance of the locally listed buildings.

**Summary of Significance**

The locally listed buildings form part of a consistent townscape group. The most significant element is the public house located the on corner of Haverstock Hill and Crogsland Road, opposite the junction of Regent’s Park Road and Adelaide Road. It is a typical mid-19<sup>th</sup> century public house, with elaboration provided by stucco decoration with the architraves of the large emphasised windows at first and second floors elaborating what is an otherwise comparatively plain building. The public house is connected to a short stretch of heavily altered terraced housing on Crogsland Street. The architectural integrity of these terraces has been significantly eroded and they are now of limited comparative interest. The townscape context of the buildings has been subject to significant change and is now highly variable. The remaining 19<sup>th</sup> century elements contribute positively by virtue of their shared age and materiality but are located within a fragmentary context, are now isolated elements in an inconsistent predominantly 20<sup>th</sup> century townscape, which reduces the strength of this contribution. Overall, setting makes a limited contribution to the significance of these buildings. There is no interrelationship between the food store element of the application site and the locally listed buildings due to the nature of interposing development. Due to the separation distances, vehicular traffic on Chalk Farm Road and interposing street trees the PFS parcel has no impact on the asset’s significance. Accordingly, the application site, as a whole, does not contribute to the significance of the locally listed buildings.

**Statement of Significance**  
**1-11 Crogsland Road**

Heritage Asset      Locally Listed Building



**Relative Significance**

**Architectural Interest**      These locally listed buildings consist of a short, tall terrace of 6 mid-19<sup>th</sup> century terraced houses, with raised ground floor over semi-basement. They are high-quality, albeit typical, examples of late Georgian/early Victorian domestic architecture. Whilst the overall composition remains largely intact and legible, the canted bay windows appear to be later additions that have not integrated entirely successfully with the parent properties.

**Historic Interest**      Historic interest is secondary to the properties' architectural value and is derived from their role in illustrating the rapid urbanisation of the area during the 19<sup>th</sup> century and what they illustrate about people's living conditions and aspirations.

**Setting**

**Physical Surroundings, Experience of the Asset & Associative Relationships with other Assets**      The setting of the terrace has been extensively altered and it is now only the relationship with the listed Georgian terrace at 131-149 Prince of Wales Road, which as a result of their shared materiality, scale and character provides an indication of the cohesive 19<sup>th</sup> century townscape of which they once formed a part. There are glimpsed views of the distinctive profile of the Round House's roof albeit seen in the context of later development and mature tree canopies; there are better opportunities to appreciate this element of the listed building. Due to the nature of the separation distances, it is not considered to be an element that contributes strongly to the significance of the locally listed buildings. The remaining varied townscape context does not contribute or detract from the

significance of these heritage assets.

**Contribution of the application site**

**Contribution of the application site to the Significance of the Heritage Asset**      Due to the disposition of the application site relative to the heritage assets, separation distances and the presence of interposing development, it does not contribute, either positively or negatively, to the particular significance of these heritage assets.

**Summary of Significance**

These locally listed buildings consist of a short, tall terrace of 6 mid-19<sup>th</sup> century terraced houses, with raised ground floor over semi-basement. They are high-quality, albeit typical, examples of late Georgian/early Victorian domestic architecture. Historic interest is secondary to the properties' architectural value and is derived from their role in illustrating the rapid urbanisation of the area during the 19<sup>th</sup> century and what they illustrate about people's living conditions and aspirations. The setting of the terrace has been extensively altered and it is now only the relationship with the listed Georgian terrace at 131-149 Prince of Wales Road, which as a result of their shared materiality, scale and character provides an indication of the cohesive 19<sup>th</sup> century townscape of which they once formed a part. The remaining varied townscape context does not contribute or detract from the significance of these heritage assets. Due to the disposition of the application site relative to the heritage assets, separation distances and the presence of interposing development, it does not contribute to their particular significance.



**Statement of Significance**  
**4-8 (even) and 7-11 (odd) Belmont Street**

Heritage Asset      Locally Listed Building

Photograph



**Relative Significance**

**Architectural Interest**      These two buildings form corner blocks at the southern end of Belmont Street and returning around the corner to face the open area formed between the two 'arms' of Belmont Street. Each block consists of three elements; a corner block with curved recessed element addressing the street frontage, with two attached, lower terraced houses. They are arranged over basement, plus three storeys, steps to front entrances, which are flanked by square applied pilasters and a projecting architrave, rendered elevations, timber sliding sash windows, and railed basement areas. Nos. 4-8 retains a dentil cornice. They are attractive examples of mid-19<sup>th</sup> domestic architecture with their particular aesthetic interest derived from their townscape role in forming the southern end of this 'square'.

**Historic Interest**      Historic interest is secondary to the properties' architectural value and is derived from their role in illustrating the former townscape composition of which they form a part; illustrating the rapid urbanisation of the area during the 19<sup>th</sup> century; and, what they illustrate about people's living conditions and aspirations.

**Setting**

**Physical Surroundings, Experience of the Asset & Associative Relationships with other Assets**      The setting of these buildings has been extensively compromised as a result of extensive mid-late 20<sup>th</sup> century development, which is of a significantly contrasting scale and character. Whilst part of the original townscape/street pattern remains legible this is significantly compromised. The remaining 19<sup>th</sup> century townscape elements

provide a tangible link back to the historic origins of the heritage assets and creates an evocative group, which amplifies the individual interest of the components, albeit there are significant contrasts in scale with the Former Chapell's Piano Factory. The distinctive bulk and form of the Round House is visible at the southern end of Belmont Street, seen in the context of 20<sup>th</sup> century development in the foreground and background but does provide a link to an important element of the area's historic development of a broadly contemporaneous date.

**Contribution of the application site**

**Contribution of the application site to the Significance of the Heritage Asset**      Due to the disposition of the application site relative to the heritage assets, separation distances and the presence of interposing development, it does not contribute, either positively or negatively, to the particular significance of these heritage assets.

**Summary of Significance**

These two buildings form corner blocks at the southern end of Belmont Street and returning around the corner to face the open area formed between the two 'arms' of Belmont Street. Each block consists of three elements; a corner block with curved recessed element addressing the street frontage, with two attached, lower terraced houses. They are attractive examples of mid-19<sup>th</sup> domestic architecture with their particular aesthetic interest derived from their townscape role in forming the southern end of this 'square'. Historic interest is secondary to the properties' architectural value and is derived from their role in illustrating the former townscape composition of which they form a part; illustrating the rapid urbanisation of the area during the 19<sup>th</sup> century; and, what they illustrate about people's living conditions and aspirations. The setting of these buildings has been extensively compromised as a result of extensive mid-late 20<sup>th</sup> century development, which is of a significantly contrasting scale and character. Whilst part of the original townscape/street pattern remains legible this is significantly compromised. The remaining 19<sup>th</sup> century townscape elements provide a tangible link back to the historic origins of the heritage assets and creates an evocative group, which amplifies the individual interest of the components, albeit there are significant contrasts in scale with the Former Chapell's Piano Factory. Due to the disposition of the application site relative to the heritage assets, separation distances and the presence of interposing development, it does not contribute to their particular significance.



**Statement of Significance**  
**Former Chapell's Piano Factory, 10a Belmont Street**

Heritage Asset      Locally Listed Building

Photograph



**Relative Significance**

**Architectural Interest**      The architectural interest of this building is derived from its scale and external character of robust, brickwork (cladding to a metal frame) and extensive glazing, which illustrate the particular requirements of industrial and manufacturing processes. Whilst it is a substantial building, significantly different in scale to the remaining adjoining 19<sup>th</sup> century terraced housing, this contrast is mitigated by the use of high quality brickwork, articulation via the use of Giant order, a projecting brick cornice and extensive fenestration. The overall composition is assured, elegant and representative of the pride and wealth invested into 19<sup>th</sup> century industrial buildings. The recent roof top addition is a complementary, contrasting addition to the building.

**Historic Interest**      The building is a rare surviving example of a typology, which provides a tangible connection to Camden's piano making heritage, and is, accordingly, of historic interest.

**Setting**

**Physical Surroundings, Experience of the Asset & Associative Relationships with other Assets**      The setting of this building has been extensively compromised as a result of extensive mid-late 20<sup>th</sup> century development, which is of a significantly different character and quality. Whilst part of the original townscape/street pattern remains legible this is significantly compromised. The remaining 19<sup>th</sup> century townscape elements provide a tangible link back to the historic origins of the heritage asset and creates an evocative group, which amplifies the individual interest of the components, albeit there are significant contrasts in

scale with the surrounding terraced housing.

**Contribution of the application site**

**Contribution of the application site to the Significance of the Heritage Asset**      The application site is located to the south of the building. As a result of the interposing development, it is likely that the application site will only be visible in elevated views from the upper floors when it will be seen in the context of the residential development of Juniper Close and the railway lines. Due to the large areas of surface car parking and the form/character of the food store element of the application site, it is an atypical element of the densely developed context in which the building is located. The PFS parcel forms part of the diverse 20<sup>th</sup> century townscape that typifies large stretches of the northern section of Chalk Farm Road. Given the variety of the building's urban context, the existing application site, overall, forms a minor element of the application site's varied urban context and does not contribute, either positively or negatively, to the buildings' significance.

**Summary of Significance**

The architectural interest of this building is derived from its scale and external character of robust, brickwork (cladding to a metal frame) and extensive glazing, which illustrate the particular requirements of industrial and manufacturing processes. The overall composition is assured, elegant and representative of the pride and wealth invested into 19<sup>th</sup> century industrial buildings. The recent roof top addition is a complementary, contrasting addition to the building. The building is a rare example of a typology, which provides a tangible connection to Camden's piano making heritage, and is, accordingly, of historic interest. The setting of this building has been extensively compromised as a result of extensive mid-late 20<sup>th</sup> century development, which is of a significantly different character and quality. Whilst part of the original townscape/street pattern remains legible this is significantly compromised. The remaining 19<sup>th</sup> century townscape elements provide a tangible link back to the historic origins of the heritage asset and creates an evocative group, which amplifies the individual interest of the components. As a result of the interposing development, it is considered that the application site will only be visible in elevated views from the upper floors. Given the variety of the building's urban context, the existing application site, overall, forms a minor element of the asset's varied urban context and does not contribute, either positively or negatively, to the buildings' significance.

**Statement of Significance**  
**10-14 (even) Belmont Street**

Heritage Asset      Locally Listed Building

Photograph



**Relative Significance**

**Architectural Interest**      The locally listed buildings consists of a short terrace of three houses, that are the southern fragment of a larger mid-19<sup>th</sup> century terrace, which formerly ran to the end of this arm of Belmont Street. They are attractive examples of the typical restrained and elegant architectural character of urban townhouses of the period, with a single storey bay window at ground floor level, timber sliding sash windows, and a decorated brick parapet.

**Historic Interest**      Historic interest is secondary to the properties' architectural value and is derived from their role in illustrating the former townscape composition of which they form a part; illustrating the rapid urbanisation of the area during the 19<sup>th</sup> century; and, what they illustrate about people's living conditions and aspirations.

**Setting**

**Physical Surroundings, Experience of the Asset & Associative Relationships with other Assets**      The setting of these buildings has been extensively compromised as a result of extensive mid-late 20<sup>th</sup> century development, which is of a significantly contrasting scale and character. Whilst part of the original townscape/street pattern remains legible this is significantly compromised. The remaining 19<sup>th</sup> century townscape elements provide a tangible link back to the historic origins of the heritage assets and creates an evocative group, which amplifies the individual interest of the components, albeit there are significant contrasts in scale with the Former Chapell's Piano Factory.

**Contribution of the application site**

**Contribution of the application site to the Significance of the Heritage Asset**      Due to the disposition of the application site relative to the heritage assets, separation distances and the presence of interposing development, it does not contribute, either positively or negatively, to their particular significance.

**Summary of Significance**

The locally listed buildings consists of a short terrace of three houses, that are the southern fragment of a larger mid-19<sup>th</sup> century terrace, which formerly ran to the end of this arm of Belmont Street. They are attractive examples of the typical restrained and elegant architectural character of urban townhouses of the period, with a single storey bay window at ground floor level, timber sliding sash windows, and a decorated brick parapet. Historic interest is secondary to the properties' architectural value and is derived from their role in illustrating the former townscape composition of which they form a part; illustrating the rapid urbanisation of the area during the 19<sup>th</sup> century; and, what they illustrate about people's living conditions and aspirations. The setting of these buildings has been extensively compromised as a result of extensive mid-late 20<sup>th</sup> century development, which is of a significantly contrasting scale and character. Whilst part of the original townscape/street pattern remains legible this is significantly compromised. The remaining 19<sup>th</sup> century townscape elements provide a tangible link back to the historic origins of the heritage assets and creates an evocative group, which amplifies the individual interest of the components. Due to the disposition of the application site relative to the heritage assets, separation distances and the presence of interposing development, it does not contribute to their particular significance.



## Appendix 6: Heritage Legislation, Policy and Guidance

### Statutory Duties

#### The Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the general duty with regard to the determination of listed building consent applications:

*“In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

Section 66 imposes a “General duty as respects listed buildings in the exercise of planning functions.” Subsection (1) provides:

*“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

With regard to applications for planning permission within conservation areas, the Planning (Listed Buildings & Conservation Areas) Act 1990 outlines in Section 72 that:

*“s.72(1) In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

Recent case law<sup>53</sup> has confirmed that Parliament’s intention in enacting section 66(1) was that decision-makers should give “considerable importance and weight” to the desirability of preserving the setting of listed buildings, where “preserve” means to “to do no harm” (after South Lakeland). Case law has confirmed that this weight can also be applied to the statutory tests in respect of conservation areas<sup>54</sup>. These duties, and the appropriate weight to be afforded to them, must be at the forefront of the decision makers mind when considering any harm that may accrue and the balancing of such harm against public benefits as required by national planning policy. The Secretary of State has confirmed<sup>55</sup> that ‘considerable importance and weight’ is not synonymous with ‘overriding importance and weight’.

Importantly, however, the concept of the setting of a conservation area is not enshrined in the legislation and does not attract the weight of statutory protection<sup>56</sup>.

In addition, there is no comparative statutory duty with regard to considering the impact on the significance of a registered park or garden, either directly, or through change in its setting. The

<sup>53</sup> Bamwell Manor Wind Energy Limited and (1) East Northamptonshire District Council (2) English Heritage (3) National Trust (4) The Secretary of State for Communities and Local Governments, Case No: C1/2013/0843, 18th February 2014

<sup>54</sup> The Forge Field Society v Sevenoaks District Council [2014] EWHC 1895 (Admin); North Norfolk District Council v Secretary of State for Communities and Local Government [2014] EWHC 279 (Admin)

<sup>55</sup> APP/H1705/A/13/2205929

<sup>56</sup> APP/H1705/A/14/2219070

impact on such a heritage asset is, however, a material consideration in the determination of a planning application.

### National Policy

#### Framework: National Planning Policy Framework, 2012

The Framework was introduced in March 2012 as the full statement of Government planning policies covering all aspects of the planning process. One of the twelve core planning principles of the Framework is that planning should:

*“conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.”*

Chapter 12 outlines the Government’s guidance regarding conserving and enhancing the historic environment. Paragraph 128 outlines the information required to support planning applications affecting heritage assets. It states that applicants should provide a description of the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset’s importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Paragraph 126 of the Framework requires Local Planning Authorities to set out a positive strategy for the conservation and enjoyment of the historic environment within their Local Plan. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner proportionate to their significance. This paragraph identifies four aspects that Local Planning Authorities should take into account when preparing their strategies:

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

Paragraph 131 provides a positive emphasis with regard to determining such planning applications, stating that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, and putting them into viable uses consistent with their conservation, as well as the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 132 further outlines that local planning authorities should give great weight to the asset’s conservation when considering the impact on a proposed development on the significance of a designated heritage asset. The more important the heritage asset, the greater the weight should be. Annex 2: Glossary defines conservation (for heritage policy):



*“The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.”*

It is also specified that any harm to, or loss, of significance of a designated heritage asset should require clear and convincing justification. Paragraph 133 outlines that local planning authorities should refuse consent where a proposal will lead to substantial harm or total loss of significance, unless it can be demonstrated that this is necessary to deliver substantial public benefits that outweigh such harm or loss, or a number of other tests can be satisfied. Paragraph 134 concerns proposals which will lead to less than substantial harm to the significance of a designated heritage asset. Here harm should be weighed against the public benefits, including securing the optimum viable use.

Paragraph 135 requires that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. It requires decision makers, in weighing applications that affect directly or indirectly non designated heritage assets, to make a balanced judgement having regard to the scale of any harm or loss and the significance of the heritage asset.

Paragraph 137 states that local planning authorities should look for opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of a heritage asset should be treated favourably.

Paragraph 138 notes that not all elements of a conservation area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of these assets should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the asset as a whole.

## **The Development Plan**

The Development Plan for the London Borough of Camden comprises the Further Alterations to the London Plan 2016, the London Borough of Camden Core Strategy DPD 2010, the Development Policies DPD 2010, and Camden Planning Guidance SPD 2011.

### **The London Plan – Incorporating Minor Alterations to the London Plan, 2016**

The London Plan was adopted by the Greater London Authority in July 2011 and sets out the Spatial Development Strategy for all Boroughs within Greater London. It replaces the London Plan (consolidated with alterations since 2004), which was published in February 2008. The Plan has been subsequently revised to ensure consistency with the Framework and other changes since 2011. In March 2016, the Mayor published the Housing Standards and the Parking Standards MALPs; from this date these alterations are operative as formal alterations to the London Plan and form part of the development plan for London.

Policy 7.8 - Heritage Assets and Archaeology, states that:

*“Strategic*

*A London’s heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.*

*B Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site’s 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.*

*E New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset ...”*

### **London Borough of Camden Core Strategy DPD, 2010**

The LBC Core Strategy was adopted on 8<sup>th</sup> November 2010. Core Strategy policy CS14 (Promoting High Quality Places and Conserving our Heritage) regards the conservation of Camden’s heritage. It outlines the objective of preserving and enhancing Camden’s rich and diverse heritage assets and their settings:

*“The Council will ensure that Camden’s places and buildings are attractive, safe and easy to use by:*

*a) requiring development of the highest standard of design that respects local context and character;*

*b) preserving and enhancing Camden’s rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;*

*c) promoting high quality landscaping and works to streets and public spaces;*

*d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;*

*e) protecting important views of St Paul’s Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views.”*

### **London Borough of Camden Development Policies DPD, 2010**

The LBC Development Policies DPD was adopted on 8<sup>th</sup> November 2010. Policy DP25 from Camden's Development Policies DPD regards conserving Camden's heritage and states that to preserve or enhance the borough's conservation areas and listed buildings, LBC will:

*"A) Take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;*

*B) Only permit development within conservation areas that preserve and enhances the character and appearance of the conservation area;*

*C) Prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;*

*D) Not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and*

*E) Preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.'*

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

*G) Only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the listed building;*

*H) Not permit development that it considers would cause harm to the setting of a listed building."*

### **Other Material Considerations**

#### **London Borough of Camden Local Plan: Proposed Submission, 2016**

On 24<sup>th</sup> June 2016, Camden Borough Council submitted the draft Camden Local Plan and supporting documents to the Secretary of State for Communities and Local Government for independent examination. Following the public hearings in October 2016, Camden Borough Council is consulting on proposed Main Modifications, closing on 13<sup>th</sup> March 2017. Draft Policy D2 (Heritage) relates to the protection of designated and non-designated heritage assets. The proposed modifications bring the wording of this policy into general accordance with the requirements of the Framework.

#### **NPPG: National Planning Policy Practice Guidance, 2014**

National Planning Practice Guidance 2014 has been issued by the Government as a web resource and living document, including a category on conserving and enhancing the historic environment. This is intended to provide more detailed guidance and information with regard to the implementation of national policy set out in the Framework.

The NPPG helps to define some of the key heritage terms used in the Framework. With regard to substantial harm, it is outlined that in general terms this is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute

substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special interest. Optimum viable use is defined in the NPPG as the viable use likely to cause the least harm to the significance of the heritage asset, not just through necessary initial changes, but also as a result of subsequent wear and tear and likely future changes.

Public benefits are also defined in the NPPG, as anything that delivers economic, social and environmental progress as described in the Framework. Public benefits should flow from the proposed development, and they may include heritage benefits.

### **Department of Culture, Media and Sport Circular: Principles of Selection for Listing Buildings, 2010**

The Principles of Selection for listing buildings sets out the general criteria for assessing the special interest of a building in paras. 9 and 10, as below:

*"Architectural Interest. To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms;*

*Historic Interest. To be of special historic interest a building must illustrate important aspects of the nation's social, economic, cultural, or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing.*

*10. When making a listing decision, the Secretary of State may take into account the extent to which the exterior contributes to the architectural or historic interest of any group of buildings of which it forms part. This is generally known as group value. The Secretary of State will take this into account particularly where buildings comprise an important architectural or historic unity or a fine example of planning (e.g. squares, terraces or model villages) or where there is a historical functional relationship between a group of buildings. If a building is designated because of its group value, protection applies to the whole of the property, not just the exterior."*

In addition to the criteria and general principles set out in the guidance, a number of Selection Guides for different building types have been published by English Heritage (now Historic England) in 2011. These Selection Guides provide further information regarding each building type, and demonstrate what features are considered significant and likely to make a building of special architectural or historic interest when assessing each building type.

### **Historic England, Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment, 2015**

This document provides advice on the implementation of historic environment policy in the Framework and the related guidance given in the NPPG. For the purposes of this report, the advice includes: assessing the significance of heritage assets; using appropriate expertise; historic environment records; and design and distinctiveness.

It provides a suggested staged approach to decision-making where there may be a potential impact on the historic environment:

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 Framework;
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;
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.

**Historic England, Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets, 2015**

GPA Note 3 provides information to assist in implementing historic environment policy with regard to the managing change within the setting of heritage assets. This also provides a toolkit for assessing the implications of development proposals affecting setting. A series of stages are recommended for assessment, these are:

Step 1: identifying the heritage assets affected and their settings

Step 2: assessing whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)

Step 3: assessing the effect of the proposed development

Step 4: maximising enhancement and minimising harm

Step 5: making and documenting the decision and monitoring outcomes.

**Historic England, Historic Environment Good Practice Advice Note 4: Tall Buildings, 2015**

This Good Practice Advice Note updates the previous guidance by Historic England, produced in 2007 and provides advice on designing tall buildings. It highlights that there is a need for a proactive planning policy framework for such developments and that any proposal for such development should be accompanied by a detailed assessment of the context of the site.

**Historic England: Understanding Place: Conservation Area Designation, Appraisal and Management, 2016**

This document sets out a series of conservation principles and guidance regarding the management of Conservation Areas. It outlines the fundamentals of designation, and, importantly, puts in place processes for character appraisals which may be used to manage development in the area moving forward. It sets an over-arching objective for character appraisals as documents which understand and articulate why the area is special and what elements within the area contribute to this special quality and which do not. Having done this, it outlines an approach to appraisals of special interest which uses desk and field-based inquiry.

**Historic England, Conservation Principles: Policies and Guidance, 2008**

This guidance document sets out Historic England's approach to making decisions and offering guidance about all aspects of England's historic environment. The contribution of elements of a

heritage asset or within its setting to its significance may be assessed in terms of its "heritage values":

*"Evidential Value: the potential of a place to yield evidence about past human activity.*

*Historical Value: the ways in which past people, events and aspects of life can be connected through a place to the present.*

*Aesthetic Value: the ways in which people draw sensory and intellectual stimulation from a place.*

*Communal Value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.' (Paras. 30-60)"*

**Historic England: Seeing the History in the View, 2011**

This document has been prepared by Historic England (formally English Heritage) to provide a method for understanding and assessing heritage significance within views where heritage assets may play a significant part. The document notes that there are deliberately designed views (for example Greenwich Palace as seen from the River Thames) but also composite views where it is the result of successive phases of development. The document provides a framework for assessing the impact of a development on the significance in particular views and has been used to inform the assessment process used within this report.

**Historic England, Advice Note 7: Local Heritage Listing, 2016**

Historic England have published a comprehensive guide to local heritage listing in England, which highlights good practice in the development of local heritage lists, and presents a set of commonly applied set of selection criteria used to assess the suitability of heritage assets for local listing.

**English Heritage/CABE Guidance on Tall Buildings, 2007**

Guidance on Tall Buildings was jointly published by English Heritage and CABE in July 2007. The document seeks to inform policy making and provides a structure for the consideration of tall buildings within the planning process.

**Tall Buildings: Advice on plan-making, submitting, assessing and deciding planning proposals, 2014**

This document was published for consultation by English Heritage (now Historic England) and Design Council to update the previous guidance from 2007 and focusses on the heritage context and design implications for tall buildings. The guidance provides a framework for the consideration of effects of tall buildings on the historic environment.

**Historic England Advice Note 2: Making Changes to Heritage Assets, 2016**

This advice note illustrates the application of the policies set out in the Framework in determining applications for planning permission and listed building consent, as well as other non-planning heritage consents, including scheduled monument consent. It provides general advice according to different categories of intervention in heritage assets, including repair, restoration, addition and alteration, as well as on works for research alone, based on the following types of heritage asset: buildings and other structures; standing remains including earthworks; buried remains and marine sites; and larger heritage assets, including conservation areas, landscapes, including parks and gardens, and World Heritage Sites. The contents of this



advice note were first published as part of the Planning Policy Statement 5 Practice Guide in 2010. This edition has been revised following consultation in 2015.

**Historic England Historic Advice Note in Planning: Note 3: Setting and Views of Heritage Assets: Consultation Draft, 2016**

This document comprises of guidance on implementing historic environment policy and related guidance for local planning authorities, consultants and other interested parties. The document sets out what information is required when submitting a planning application or listed building consent and emphasises that this information should be proportionate to the significance of the heritage asset. This document focuses on the setting and views associated with heritage assets and the impact of proposals on the significance of those assets. Once adopted, this document will replace the Historic England Advice note 3: The setting of Heritage Assets.

**Camden Planning Guidance SPD, 2011**

The London Borough of Camden's planning guidance provides further information on the application and implementation of policies contained with the Development Plan. The guidance contained within this document is broadly compliant with the relevant policy framework and best practice outlined in this appendix and as such is noted here for the sake of completeness only.

**London Borough of Camden, Draft Camden Goods Yard Planning Framework Supplementary Planning Document, 2017**

The Council have recently consulted on a draft 'Camden Goods Yard Planning Framework', as an SPD for the application site and nearby area, which builds upon the policies in the Development Plan. The framework sets out the Council's vision and key objectives for this specific area of the borough. It is intended to help guide future development of the area. The draft SPD provides general principles for the development of the area as well as a framework for the redevelopment of the PFS parcel and the MS parcel. Importantly, it acknowledges that the application site is of strategic importance and encourages their redevelopment in an appropriate manner.

**Conservation Area Appraisals/Management Strategies and Statements**

The Council have prepared and adopted a number of appraisals, management strategies and statements for conservation areas located within the study area. These documents provide an overview of the historic development of the relevant conservation area, an assessment of its character and appearance and then set out general guidance on how development proposals can sustain this heritage significance:

- Primrose Hill Conservation Area Conservation Area Statement (2000);
- Camden Town Conservation Area Appraisal and Management Strategy (2007);
- Harmood Street Conservation Area Statement (2005); and
- Regent's Canal Conservation Appraisal and Management Strategy (2008).

## Appendix 7: Historic England Pre-Application Feedback

## Emma Ingram

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**From:** Dunn, Michael <Michael.Dunn@HistoricEngland.org.uk>  
**Sent:** 14 March 2017 16:56  
**To:** Marc Timlin  
**Subject:** morrison's development

Marc,

Our formal pre-application advice is copied below, with a hard copy in the post.

Regards,

Mike

Michael Dunn BA MA DipUD IHBC | Principal Inspector of Historic Buildings and Areas | London  
Direct Line: 020 7973 3774 Mobile phone: 07990 781218

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*We have launched four new, paid-for Enhanced Advisory Services, providing enhancements to our existing free planning and listing services. For more information on the new Enhanced Advisory Services as well as our free services go to our website: [HistoricEngland.org.uk/EAS](http://HistoricEngland.org.uk/EAS)*

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Mr Roger Mascall  
Turley Associates  
The Charlotte Building  
17 Gresse Street  
London  
W1T 1QL

Direct Dial: 020 7973 3774

Our ref: PA00451686

14 March 2017

Dear Mr Mascall

### Request for Pre-application Advice

#### CAMDEN GOODSYARD, NW1

Thank you for contacting us on 8 March 2017 regarding your proposals for the above site. The presentation was useful for assessing the impacts of the proposals. The purpose of this letter is to provide you with Historic England's formal pre-application advice, assuming that the submitted proposals will be based on the proposals presented on 8 March.

#### Advice

##### Significance

The significance of this part of Camden is principally derived by a combination of Victorian railway and canal infrastructure, and earlier planned residential neighbourhoods. The proposal site is not within a conservation area, but

it is surrounded by or near several conservation areas (Regent's Canal CA; Primrose Hill CA; Harwood Street CA), and is close to several listed buildings, the most significant of which is the grade II\* listed Roundhouse to the north.

##### Proposals

The proposals are for the complete redevelopment of the existing Morrison's supermarket and adjoining car park, both of which detract from the built environment of the area and are specifically excluded from the Regent's Canal Conservation Area. The proposals are for a new master plan creating new public spaces and connections to existing streets beyond, and for the construction of a range of mixed-use buildings for retail, commercial and creative workspaces and residential use. The tallest of these is proposed for 14 stories. The principal material for the buildings is brick to reflect the industrial context of the area.

##### Policy Context

Both Section 16 and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 impose a statutory duty upon local planning authorities to consider the impact of proposals upon listed buildings and their settings.

Section 72 of the same Act sets out the statutory duty on local planning authorities to pay special regard to preserving or enhancing the character or appearance of conservation areas.

Government guidance on how to carry out those duties is found in the National Planning Policy Framework (NPPF). At the heart of the framework is a presumption in favour of 'sustainable development' where conserving heritage in a manner appropriate to their significance is one of the 12 core principles.

NPPF policy advises that for new development to be sustainable it needs to encompass an economic, social and environmental role, with the latter (paragraph 7) including the protection and enhancement of the built and historic environment. Paragraph 8 notes that these roles are mutually dependent and should not be taken in isolation; and that to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.

Section 12 of the NPPF sets out how the historic environment should be conserved and enhanced and makes it clear at paragraph 132 that when considering the impact of a proposed development on a heritage asset (which includes its setting), 'great weight' should be given to preserving its significance. Harm to significance should be exceptional and any harm or loss should require clear and convincing justification.

Where harm is caused to a heritage asset, the NPPF requires decision makers to determine whether the harm is substantial, or less than substantial. If the harm is deemed to be less than substantial, paragraph 134 of the NPPF requires that harm to be weighed against the public benefits of the proposals.

If the harm is substantial, or results in a total loss of significance, paragraph 133 states that local authorities should refuse consent unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss, or all of four criteria apply:

- The nature of the heritage asset prevents all reasonable uses of the site; and
- No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- The harm or loss is outweighed by the benefit of bringing the site back into use.

##### Position

We welcome the redevelopment of the site, which currently detracts from this part of Camden Town. We believe there is much scope for urban enhancement here, and we broadly support the master plan, its mix of uses and the general design approach. The proposed height of the tallest elements of the proposals will, however, have impacts that go beyond the immediate development area. These includes impacts on parts of Primrose Hill Conservation Area through the introduction of larger scale development visible in some views where the immediate context is one of traditionally scaled historic buildings; on the grade I registered Regent's Park where the development would be visible above the tree line; and on the setting of the grade II\* listed Roundhouse in some views from Haverstock Hill where the prominence of the Roundhouse would be diminished by the larger new development in the backdrop.

In our view, however, the harm identified above is modest and could be outweighed by public benefits in accordance with Paragraph 134 of the NPPF. In that regard, we urge you to liaise with Camden Council in order to ensure that the harm is mitigated as far as possible and clearly outweighed by public benefits.

**Recommendation**

When we are consulted formally on a submitted application, we will advise Camden to weigh the harm against the public benefits and determine the application as they see fit.

Yours sincerely



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**List of information on which the above advice is based**

8 March presentation and associated documents



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