



Built Heritage & Townscape Assessment

In respect of
Fortess Garage Unit 2
Fortess Grove
London, NW5 2HE

On behalf of:
Alephco Developments Ltd

CgMs Heritage Ref: JCH00148
November 2017

CONTENTS

Prepared by:

Joachim W Abela BE&A (Hons), MSc

Authorised by:

Jonathan Smith BA (Hons), MA, PGCE, PGDip, MCIfA, IHBC

Report Status:

FINAL

RPS CgMs Ref:

JCH00148

Issue Date:

November 2017

COPYRIGHT © RPS CgMs

The material presented in this report is confidential. This report has been prepared for the exclusive use of and shall not be distributed or made available to any other company or person without the knowledge and written consent of CgMs Heritage

© Ordnance Survey maps have been reproduced with the sanction of the controller of HM Stationery Office. Licence No: AL 100014723

CONTENTS		Pages
1.0	Introduction	03
1.1	Fortess Garage Unit 2, Fortess Grove, London	03
2.0	Legislative and Planning Policy Framework	04
2.1	Legislation, National Planning Policy and Guidance	04
2.2	Local Planning Policy and Guidance	08
3.0	Historical Appraisal	11
3.1	Historical Development of the Site and Its Surroundings	11
3.2	Historical Map Progression Analysis	12
4.0	Assessment of Significance	13
4.1	Assessment of The Site	13
4.2	Assessment of Townscape Character	14
4.3	Assessment of Conservation Area	16
4.4	Assessment of Listed Buildings	17
4.5	Assessment of Non-designated Heritage Assets	18
5.0	Proposals and Assessment of Impact	19
5.1	Development Proposals	19
5.2	Assessment of Impact: Heritage Assets	24
5.3	Assessment of Impact: Townscape and Views	25
6.0	Conclusion	27
7.0	Appendix	28
8.1	Historic England Listing Descriptions	

1.0 INTRODUCTION

1.1 FORTRESS GARAGE UNIT 2, FORTRESS GROVE, LONDON, NW5 2HE

This Built Heritage and Townscape Assessment has been prepared by CgMs Heritage (Part of the RPS Group) on behalf of Alephco Developments Ltd to inform development proposals at Fortress Garage Unit 2, Fortress Grove, London, NW5 2HE, henceforth referred to as 'the Site'.

The Site is located at the northern section of Fortress Grove in the London Borough of Camden. The Site comprises of a single-storey, double-height, industrial building with a large corrugated metal roof. This was previously used as a depot building in B2 use class but it now has a certificate of lawfulness for B1 office use. It is in a very poor condition. The entire application site actually comprises of this depot building together with a large workshop building and another smaller building fronting Railey Mews, which are both located to the north of the former. However, this assessment only focuses on the proposed works related to the depot building.

This building is not statutorily or locally listed. However, the Site is located entirely within the Kentish Town Conservation Area. The Kentish Town Conservation Area Appraisal and Management Strategy Document (AMSD) delineates the Site within the Lady Margaret Road character zone. Additionally, nos. 44-94 Fortress Road, which is a Grade II listed terrace consisting of 27 houses, sits to the west of the Site and Pineapple Public House, which is also Grade II listed, stands to the east of the Site, along Leverton Street. Moreover, the other buildings at Fortress Grove, with the exception of 9-10 (1-3 Fortress House), and all the buildings at Railey Mews, with the exception of 10-17, also surround the Site and are mentioned in the Kentish Town Conservation Area AMSD as buildings which contribute positively to the character of the Conservation Area. As such these may be considered as non-designated heritage assets.

Accordingly, there is a requirement under the National Planning Policy Framework (NPPF) to explain the significance of any designated and non-designated heritage assets identified and what, if any, impacts will arise to that significance from any development proposals. This report will therefore ascertain what impact development proposals will have upon the significance of the aforementioned heritage assets.

This assessment has been prepared in accordance with the relevant legislative and planning policy framework at national, strategic and local levels. Furthermore, to ascertain what contribution the Site has upon these heritage assets, the prepared assessment is based on the Site's development through historical research, map progression studies, an on-site inspection, and an exercise of professional judgement.

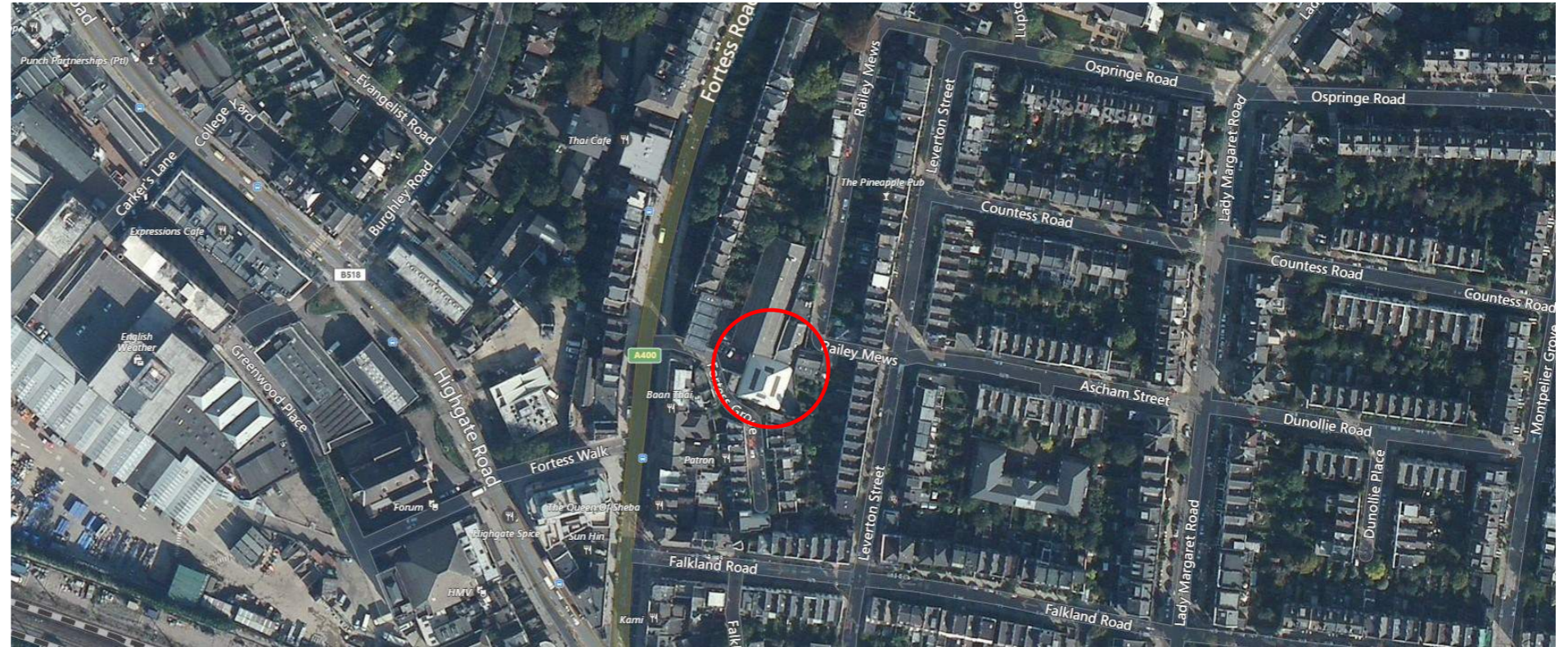


Figure 01: The Site circled in red (Bing Maps, 2016).



Figure 02: The Site as viewed from the entrance to Fortress Grove.



Figure 03: The Site as viewed from the end of Fortress Grove.

2.0 LEGISLATIVE & PLANNING POLICY FRAMEWORK

2.1 LEGISLATION, NATIONAL PLANNING POLICY AND GUIDANCE

The current policy regime identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development on Heritage Assets. This term includes both designated heritage assets, which possess a statutory designation (which include World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas), as well as non-designated heritage assets.

Legislation

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

The relevant legislation in this case extends from Section 66 of the 1990 Act, which states that special regard must be given by the planning authority in the exercise of planning functions to the desirability of preserving or enhancing listed buildings and their settings.

Moreover, Section 72 of the Act emphasises the value of conservation areas in built heritage planning. In relation to the duties and powers of the planning authority, it provides that special attention should be paid to the desirability of preserving or enhancing the appearance or character of an affected conservation area.

National Planning Policy

National Planning Policy Framework (NPPF) (March 2012)

The National Planning Policy Framework (NPPF), published 27th March 2012, is the principal document which sets out the Government's planning policies for England and how these are expected to be applied. It has purposefully been created to provide a framework within which local people and Local Planning Authorities (LPAs) can produce their own distinctive Local and Neighbourhood Plans reflecting the needs and priorities of local communities.

When determining Planning Applications the NPPF directs LPAs to apply the approach of presumption in favour of sustainable development; the 'golden thread' which is expected to run through the plan-making and decision-taking activities. In terms of plan-making, LPAs are advised to positively seek opportunities to meet the development needs of the area whilst having sufficient flexibility to adapt to change. In terms of decision-taking this involves approving development proposal that accord with the development plan, and in the absence of a development plan, permission should be granted as long as this does not create conflict with specific policies or guidance outlined in the NPPF.

Section 7 of the NPPF, 'Requiring Good Design' (Paragraphs 56 to 68), reinforces the importance of good design in achieving sustainable development by ensuring the creation of inclusive and high quality places. This section of the NPPF affirms, in paragraph 58, the need for new design to function well and add to the quality of the area in which it is built; establish a strong sense of place; and respond to local character and history, by reflecting the built identity of the surrounding area.

Section 12, 'Conserving and Enhancing the Historic Environment' (Paragraphs 126-141), relates to developments that have an effect upon the historic environment. This is the guidance to which local authorities need to refer when setting out a strategy in their Local Plans for the conservation and enjoyment of the historic environment. This should be a positive strategy and should include heritage assets which are most at risk through neglect, decay or other threats. It is also noted that heritage assets should be conserved in a manner appropriate to their significance. For clarification, the NPPF provides definitions of terms relating to the historic environment. For the purposes of this report, the following are important to note:

Heritage asset: This is a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions. These include designated heritage assets and assets identified by the local planning authority; and

Significance: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Paragraph 126 of the NPPF advises local authorities to take into account the following points when drawing up strategies for the conservation and enjoyment of the historic environment, and when determining planning applications:

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

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

As stated in Paragraph 128 of the NPPF, when determining applications, LPAs should require applicants to describe the significance of the heritage assets affected and the contribution made by their setting. Adding that the level of detail provided should be proportionate to the significance of the asset and sufficient to understand the impact of the proposal on this significance.

According to Paragraph 129, LPAs should also identify and assess the significance of a heritage asset that may be affected by a proposal and should take this assessment into account when considering the impact upon the heritage asset.

Paragraphs 132 to 136 consider the impact of a proposed development upon the significance of a heritage asset. Paragraph 132 emphasises that when a new development is proposed, great weight should be given to the asset's conservation and that the more important the asset, the greater this weight should be. It is noted within this paragraph that significance can be harmed or lost through the alteration or destruction of the heritage asset or by development within its setting.

Paragraph 134 advises that where a development will cause less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

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

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

Paragraph 137 encourages LPAs to look for new development opportunities within Conservation Areas, and states that developments which better reveal or enhance the significance of a designated heritage asset and its setting, will be looked upon favourably. Paragraph 138 also states that not all elements of a Conservation Area will necessarily contribute to its significance. The loss of a building or other element within a Conservation Area should be treated appropriately according to its relative significance and its contribution to the Conservation Area as a whole.

The NPPF follows the philosophy of PPS5 in moving away from narrow or prescriptive attitudes towards development within the historic environment, towards intelligent, imaginative and sustainable approaches to managing change. Historic England (formerly English Heritage) characterised this new approach, now reflected in the NPPF, as 'constructive conservation'.

2.1 LEGISLATION, NATIONAL PLANNING POLICY AND GUIDANCE

This is defined as “a positive and collaborative approach to conservation that focuses on actively managing change. (...) the aim is to recognise and reinforce the historic significance of places, while accommodating the changes necessary to ensure their continued use and enjoyment”. (Constructive Conservation in Practice, English Heritage, 2009).

National Planning Guidance

Planning Practice Guidance (PPG) (March 2014)

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

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

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

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

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

The guidance also discusses public benefits and heritage benefits. It states that public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress. Adding that public benefits may include heritage benefits, such as:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting
- reducing or removing risks to a heritage asset

- securing the optimum viable use of a heritage asset in support of its long term conservation

The guidance also discusses non-designated heritage assets and defines them as ‘buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets’. It stipulates that local planning authority should identify non-designated heritage assets against consistent criteria and that when considering development proposals, local planning authorities should establish if any potential non-designated heritage asset meets the definition in the National Planning Policy Framework at an early stage in the process.

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

Conservation Principles outlines English Heritage’s approach to the sustainable management of the historic environment. While primarily intended to ensure consistency in English Heritage’s own advice and guidance through the planning process, the document is recommended to local authorities to ensure that all decisions about change affecting the historic environment are informed and sustainable.

This document was published in line with the philosophy of PPS5, yet remains relevant with that of the current policy regime in the emphasis placed upon the importance of understanding significance as a means to properly assess the effects of change to heritage assets. The guidance describes a range of heritage values which enable the significance of assets to be established systematically, with the four main ‘heritage values’ being:

Evidential value: which derives from the potential of a place to yield evidence about past human activity. It can be natural or man-made and applies particularly to archaeological deposits, but also to other situations where there is no relevant written record.

Historical value: which derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It can be illustrative (illustrative of some aspect of the past) or associative (where a place is associated with an important person, event, or movement).

Aesthetic value: which derives from the ways in which people draw sensory and intellectual stimulation from a place. Aesthetic values can be the result of the conscious design of a place, including artistic endeavour, or they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time.

Communal value: which derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional

and specific aspects. Commemorative and symbolic values reflect the meanings of a place for those who draw part of their identity from it, or have emotional links to it. Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence. Spiritual value attached to places can emanate from the beliefs and teachings of an organised religion, or reflect past or present-day perceptions of the spirit of a place.

The Principles emphasise that ‘considered change offers the potential to enhance and add value to places...it is the means by which each generation aspires to enrich the historic environment’ (Paragraph 25).

Historic Environment Good Practice Advice in Planning (English Heritage, March 2015)

On the 25th March 2015 Historic England (formerly English Heritage) withdrew the PPS5 Practice Guide. This document has been replaced with three Good Practice Advice in Planning Notes (GPAs), ‘GPA1: Local Plan Making’ (Published 25th March 2015), ‘GPA2: Managing significance in Decision-Taking in the historic Environment’ (Published 27th March 2015) and ‘GPA3: The Setting of Heritage Assets (25th March 2015). A further document entitled ‘GPA4: Enabling Development’ is yet to be adopted.

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

In addition to these documents Historic England has published three core Advice Notes (HEAs) which provide detailed and practical advice on how national policy and guidance is implemented. These documents include; ‘HEA1: Understanding Place: Conservation Area Designation, Appraisal and Management’ (25th February 2016), ‘HEA2: Making Changes to Heritage Assets’ (25th February 2016) and ‘HEA3: The Historic Environment and Site Allocations in Local Plans’ (30th October 2015). In addition to these ‘HEA4: Tall Buildings (10th December 2005), ‘Seeing the History in the View’ (31st May 2011) and ‘Managing Local Authority Heritage (2nd June 2003)’ provide further information and guidance in respect of managing change within the historic environment.

Historic Environment Good Practice Advice in Planning Note 1 (GP1): The Historic Environment in Local Plans (March, 2015)

This document stresses the importance of formulating Local Plans that are based on up-to-date and relevant evidence in relation to the economic, social and environmental characteristics and prospects of an area, including the historic environment, as set out by the NPPF. The document

2.1 LEGISLATION, NATIONAL PLANNING POLICY AND GUIDANCE

provides advice on how information in respect of the local historic environment can be gathered, emphasising the importance of not only setting out known sites, but in understanding their value (i.e. significance). This evidence should be used to define a positive strategy for the historic environment and the formulation of a plan for the maintenance and use of heritage assets and for the delivery of development, including within their setting, that will afford appropriate protection for the asset(s) and make a positive contribution to local character and distinctiveness.

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

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

Historic Environment Good Practice Advice in Planning Note 2 (GP2): Managing Significance in Decision-Taking in the Historic Environment (March, 2015)

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

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

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;

4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

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

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

Crucially, the nature and importance of the significance that is affected will dictate the proportionate response to assessing that change, its justification, mitigation and any recording which may be necessary. This document also provides guidance in respect of neglect and unauthorised works.

Historic Environment Good Practice Advice in Planning Note 3 (GP3): The Setting of Heritage Assets (March, 2015)

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

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

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

This document provides guidance on practical and proportionate decision making with regards to the management of proposed development and the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects. It is stated that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting and that different heritage assets may have different abilities to accommodate change within their settings without harming the significance of the asset and therefore setting should be assessed on a case-by-case basis. Although not prescriptive in setting out how this assessment should be carried out, noting that any approach should be demonstrably compliant with legislation, national policies and objectives, Historic England recommend using the '5-step process' in order to assess the potential affects of a proposed development on the setting and significance of a heritage asset, with this 5-step process continued from the 2011 guidance:

1. Identification of heritage assets which are likely to be affected by proposals;
2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset;
3. Assessing the effects of proposed development on the significance of a heritage asset;
4. Maximising enhancement and reduction of harm on the setting of heritage assets; and
5. The final decision about the acceptability of proposals.

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

2.1 LEGISLATION, NATIONAL PLANNING POLICY AND GUIDANCE

Historic England Advice Notes

Historic England Advice Note 1 (HEA1): Conservation Areas (February 2016)

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

There are different types of special architectural and historic interest which contribute to the significance and character of a conservation area, leading to its designation. These include:

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

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

Section 71 of the Planning (Listed Buildings and Conservations Area) Act 1990 places on LPAs the duty to produce proposals for the preservation

and enhancement of conservation areas. This document provides guidance for the production of management plans, which can 'channel development pressure to conserve the special quality of the conservation area'. These plans may provide polices on the protection of views, criteria for demolition, alterations and extensions, urban design strategy and development opportunities. Furthermore, it includes information relating to Article 4 Directions, which give the LPA the power to limit permitted development rights where it is deemed necessary to protect local amenity or the well-being of an area.

2.2 LOCAL PLANNING POLICY & GUIDANCE

Many local planning policies (not only those for design and conservation) can affect development with regard to heritage assets. For instance policies on sustainable development, meeting housing needs, affordable housing, landscape, biodiversity, energy efficiency, transport, people with disabilities, employment and town centres can all have an influence on development and the quality of the environment. However, policies concerned with design quality and character generally take greater importance in areas concerning heritage assets. As aforementioned these policies, along with other matters, will figure in the on-going management of development in the given area.

The Site is within the **London Borough of Camden**. Hence, the Local Plan for this borough and the overarching strategic planning policies for London apply.

Local Strategic Policy

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

Adopted in March 2016, policies set out in this document are operative as formal alterations to the London Plan; the Mayor of London's spatial development strategy and form part of the development plan for Greater London. In particular, this document encourages the enhancement of the historic environment and looks favourably upon development proposals that seek to maintain heritage assets and their setting.

The importance of local character outlined in Policy 7.4 Local Character states that:

Development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings.

Policy 7.5 Public Realm states that:

Development should make the public realm comprehensible at a human scale, using gateways, focal points and landmarks as appropriate to help people find their way.

Policy 7.6 Architecture states that:

Architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape. It should incorporate the highest quality materials and design appropriate to its context.

This policy also sets out a list of requirements of new buildings and structures, the most relevant to heritage, townscape and visual assessment are listed below:

- *Be of the highest architectural quality;*

- *Be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm;*
- *Comprise details and materials that complement, not necessarily replicate, the local architectural character; and*
- *Not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. This is particularly important for tall buildings; and optimise the potential of sites.*

Policy 7.8 Heritage Assets and Archaeology provides the relevant policy with regards to development in historic environments and seeks to record, maintain and protect the city's heritage assets in order to utilise their potential within the community. It states that:

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

Policy 7.8 also further supports Policy 7.4 by requiring LPAs to formulate policies that seek to maintain and enhance the contribution of built, landscaped and buried heritage assets to the environmental quality, cultural identity and economy, as part of managing London's ability to accommodate change and regeneration.

Camden Local Plan

The Camden Local Plan was adopted by Council on 3 July 2017 and has replaced the Core Strategy and Camden Development Policies documents as the basis for planning decisions and future development in the borough. The following policies relate to development concerning the historic environment:

Policy G1: Delivery and location of growth

This policy states that:

The Council will create the conditions for growth to deliver the homes, jobs, infrastructure and facilities to meet Camden's identified needs and harness the benefits for those who live and work in the borough.

It continues by stating that this growth will be achieved by:

Securing high quality development and promoting the most efficient use of land and buildings in Camden by supporting development that makes best use of its site, taking into account quality of design, its surroundings, sustainability, amenity, heritage, transport accessibility and any other considerations relevant to the site.

Policy D1: Design

This policy states that:

The Council will seek to secure high quality design in development.

It continues by stating that the Council will require that development respects the following, amongst other things.

- *respects local context and character;*
- *preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;*
- *comprises details and materials that are of high quality and complement the local character;*
- *integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;*
- *preserves strategic and local views;*

It also states that:

The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

and:

The Council expects excellence in architecture and design. We will seek to ensure that the significant growth planned for under Policy G1 Delivery and location of growth will be provided through high quality contextual design.

Policy D2: Heritage

This policy states that:

The Council will preserve and, where appropriate, enhance 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 and locally listed heritage assets.

With regards to designated heritage assets, which include conservation area and listed buildings, it states that:

The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

2.2 LOCAL PLANNING POLICY & GUIDANCE

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

It also states that:

The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

With regards to conservation areas, this policy states that:

In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.

The Council will:

- a. *require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*
- b. *resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;*
- c. *resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and*
- d. *preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.*

With regards to listed buildings, this policy states, amongst other things, that:

Resist development that would cause harm to significance of a listed building through an effect on its setting.

With regards to other heritage assets and non-designated heritage assets, this policy states that:

The Council will seek to protect other heritage assets including non-designated heritage assets (including those on and off the local list), Registered Parks and Gardens and London Squares. The effect of a proposal on the significance of a non-designated heritage asset will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset.

Neighbourhood Planning

The Council has adopted two neighbourhood plans which allow communities to influence the future of their neighbourhood and set out the vision for their local area and general planning policies to guide developments. One of these is for Kentish Town.

Kentish Town Neighbourhood Plan (September 2016)

The Council formally adopted the Kentish Town Neighbourhood Plan on 19 September 2016. The plan now forms part of the statutory 'development plan' for the area and therefore will be used alongside the Council's own adopted planning documents when making decisions on planning applications in the neighbourhood area. The following is the relevant policy:

Policy D3: Design Principals

The policy states that:

Applications for the development of new and the redevelopment of existing buildings (which may include demolition, alteration, extension or refurbishment) will be supported where they meet the following criteria:

- a) *Proposals must be based on a comprehensive understanding of the site and its context*
- b) *Proposals must be well integrated into their surroundings and reinforce and enhance local character, in line with paragraph 64 of the NPPF*
- c) *Proposals must identify and draw upon key aspects of character, or design cues from the surrounding area. Appropriate design cues include grain, building form (shape), scale, height and massing, alignment, modulation, architectural detailing, materials, public realm and boundary treatments*
- d) *Design innovation will be encouraged and supported where appropriate*
- e) *Design proposals must be of the highest quality and sustainable, using materials that complement the existing palette of materials in the surrounding buildings*
- f) *Proposals must enhance accessibility in buildings by taking into account barriers experienced by different user groups.*

Camden Planning Guidance

Camden Planning Guidance (CPG) provides advice and information on how the Council applies its planning policies. The Council is currently reviewing and updating its Camden Planning Guidance documents to support the delivery of the Camden Local Plan following its adoption in summer 2017. The relevant CPG is CPG 1 Design, which will soon be reviewed and updated.

CPG 1 Design (July 2015)

The Council adopted CPG1 Design on 6 April 2011 following statutory consultation. This document was updated in 2013. This guidance provides information on all types of detailed design issues within the borough and includes a section on heritage.

It states that the Council:

will only permit development within conservation areas, and development affecting the setting of conservation areas, that preserves and enhances the character and appearance of the area.

With regards to non-designated heritage assets its states that:

if planning permission is required for any proposal that would either directly or indirectly affect the significance of a non-designated heritage asset (either on the Local List or not) then the Council will treat the significance of that asset as a material consideration when determining the application.

It also states that officers:

will make a balanced judgment having regard to the scale of any harm or loss and the significance of the asset/s affected. They will take account of:

- *the desirability of sustaining and enhancing the significance of any non-designated heritage asset/s and putting them to viable uses consistent with their conservation;*
- *the positive contribution that the conservation of heritage assets can make to sustainable communities including their economic vitality;*
- *the desirability of new development that affects non-designated heritage assets to preserve and enhance local character and distinctiveness.*

Moreover, applicants:

will need to show how the significance of the asset, including any contribution made by their setting, has been taken into consideration in the design of the proposed works. The level of detail required will be proportionate to the asset/s importance and no more than is sufficient to understand the potential impact of the proposal on the significance of the asset/s affected.

CPG 1 also includes a section extensions and alterations. This states that:

Alterations should always take into account the character and design of the property and its surroundings. A harmonious contrast with the existing property and surroundings may be appropriate for some new work to distinguish it from the existing building; in other cases closely matching materials and design details are more appropriate so as to ensure the new work blends with the old.

2.2 LOCAL PLANNING POLICY & GUIDANCE

With regards to height extensions it states that they should be designed to:

- *be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;*
- *respect and preserve the original design and proportions of the building, including its architectural period and style;*
- *respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks;*
- *respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;*
- *not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure;*

It also states that:

Materials should be chosen that are sympathetic to the existing building wherever possible

Moreover, it states that:

extensions that are higher than one full storey below roof eaves/parapet level, or that rise above the general height of neighbouring projections and nearby extensions, will be strongly discouraged.

Conservation Area Appraisal and Management Strategies

Conservation area appraisals and management strategies help guide us in deciding on the types of alterations and developments that are acceptable in our designated conservation areas. Conservation area appraisals and management strategies define the special character of a conservation area and set out our approach for its preservation and enhancement. Generally, they include:

- an appraisal of the special character of the area;
- lists of buildings which make a positive contribution to the character and appearance of the area;
- lists of sites that have a negative impact on the conservation area or where an opportunity may exist for improvement of the area by redevelopment of a building or site;
- management strategies which set out our policies and procedures for managing, monitoring and enforcing change in the area.

Kentish Town Conservation Area Appraisal and Management Strategy (March 2011)

The Kentish Town conservation area appraisal and management strategy was adopted in March 2011. The Kentish Town conservation area appraisal and management strategy defines and analyses what makes the Kentish Town conservation area 'special' and provides important information to local residents, community groups, businesses, property owners, architects and developers about the types of alterations and development that are likely to be acceptable or unacceptable in the conservation area. This document will be used in the assessment of planning applications for proposed developments in the Kentish Town conservation area.

The Kentish Town conservation area appraisal and management strategy includes the following information:

- A description and assessment of the area's special character
- A comprehensive study of street furniture, paving materials and fixtures
- A newly compiled list of:
 - ◇ Buildings that make a positive contribution to the conservation area
 - ◇ Buildings that make a negative contribution to the conservation area
 - ◇ Listed buildings
- A management strategy providing a clear and structured approach to development and alterations which impact on the Kentish Town conservation area.

3.0 HISTORICAL APPRAISAL

3.1 HISTORICAL DEVELOPMENT OF THE SITE AND ITS SURROUNDINGS

Kentish Town

Kentish Town developed along the Fleet River which, although now concealed within a culvert, ran from Hampstead Ponds in the north down towards the River Thames, and carved a clear valley through what is now Kentish Town; most settlement in this area during the medieval period developed on higher ground, away from the flood-prone river. Sited on an important trade route into London from the north, the settlement developed well, but up to the eighteenth century, remained restricted largely to Kentish Town Road itself.

With a reputation as a rural retreat away from Central London on the road to Highgate, the area retained much of its rural feel into the 1860s, until the opening of Kentish Town Station, on an extension north from St Pancras. This opened up the area to development, often of a relatively speculative type. Historic maps of the area demonstrate that over a very short period of time, this rural hamlet close to London was swallowed by major development. The seeds had been sown, to an extent, by the early nineteenth century, with the development of Fortess Terrace and other residential sites introducing an increasingly denser, more urban feel to parts of Kentish Town. Nonetheless, into the 1830s and 1840s, the settlement retained its linear feel, and frequently appears only at the very edge of large maps of London.

During the late nineteenth and early twentieth centuries, the land was developed out, mostly for housing, by a variety of different landowners. As elsewhere in North London, Oxbridge colleges and public schools owned a good deal of land here, just as much of the land around Swiss Cottage was owned by Eton College, and much of the agricultural land around Harrow formed part of the estate of New College Oxford. The area to the east and southeast of the Station was built out by Christ Church College, Oxford, with roads named after historical figures associated with the college.

The Pineapple Public House is instructive of the manner in which development took place in the area; it was built in 1868, as an integral part of a new development to the east of Fortess Road (and possibly including Fortess Grove), just as Kentish Town Station was opening. The grid-plan of estate development can be easily discerned on modern maps of the area.



Figure 04: 28-34 Fortess Road and entrance to Fortess Grove, 1940-41 (Source: The Piano Works, 2015)

Fortess Grove

Fortess Grove itself had already been developed to a certain extent by 1868. 'Fortess Mews', a courtyard mews building, originally associated with Fortess Terrace, appears to have been developed after the terrace itself, between 1837 and 1843. The site of Fortess Grove lay to the south, and appears in maps of the 1840s as an open yard space, possibly associated with the Mews itself. The street has an unusual form locally, failing to fit into the broad grid plan of the surrounding area. It has its origin as a lost piece of land, or as an informal yard, that led to this form.

Fortess Mews would, architecturally, have been of a similarly stock brick-built, classically proportioned style as the terrace itself, and was located on the Site. This appears to have been a compromised solution, instead of provided the usual, parallel backstreet mews (like Railey Mews) that one would usually expect to be associated with a group of houses like Fortess Terrace. Fortess Mews continued to be in use for nearly a century, and survived the redevelopment of the area to its north, east and south for housing, with the 1873-5 Ordnance Survey map showing it as an integrated part of the newly formed Fortess Grove. No. 20 Fortess Grove was simply tacked onto the front of the Mews itself, and an arched entrance into the Mews' courtyard is shown directly to the north of No. 20. The Mews survived until the 1920s, when the current building on the site were developed. As part of this redevelopment, a further large warehouse was built to the north, using the rear gardens of the eight southernmost properties within Fortess Terrace.

3.2 HISTORICAL MAP PROGRESSION ANALYSIS



Figure 05: 1896 Ordnance Survey Map. (Source: ProMaps (2015)).

By 1896 the built form at Leverton Street and Fortess Road had been established, much as it is today. The two streets were characterised by narrow terrace housing with large offshoot extensions at the rear and linear gardens. Tramlines at Fortess Road and Highgate Road provided transport links, alongside Kentish Town Railway Station. The Site itself was occupied by a series of small terraced structures centred around a square courtyard, known as Fortess Mews.



Figure 07: 1953-54 Ordnance Survey Map. Source: ProMaps (2015).

By the mid-twentieth century, significant changes had taken place within the Site. Its boundary became much as it is today. Fortess Mews had been demolished to make way for a large garage and railway works. A motor body factory had been built to the north, taking land from the gardens of Nos 38 to 52 at Fortess Road. Nos 20 and 19 Fortess Grove survived and became attached to the garage. The Pineapple Public House had also been established at the corner of Leverton Street and Railey Mews by this time.



Figure 06: 1915-1916 Ordnance Survey Map. Source: ProMaps (2015).

The Site and surrounding area of Kentish Town remained much the same throughout the early twentieth century, with a pub and town hall built to the south west of the Site at the corner of Falkland and Fortess Roads.



Figure 08: 2015 Aerial View. Source: GoogleMaps (2015).

Little has changed since the 1920s when the garage was built on the Site, however, a number of later buildings have been constructed at Fortess Road, namely Eleanor and Kingston House.

4.0 ASSESSMENT OF SIGNIFICANCE

4.1 ASSESSMENT OF THE SITE

The Site consists of a single-storey, double-height, light-industrial building, located at Fortress Garage Unit 2, Fortress Grove, London, NW5 2HE. Fortress Grove is a dead-end mews street to the east of Fortress Road. The light industrial building appears on historical maps in the first half of the twentieth century, but can be dated stylistically to the late-1920s. It was previously used as a motor body repair shop in B2 use class, but it now has a certificate of lawfulness for B1 office use. The building is not statutorily or locally listed. However, the entire Site is located within the Kentish Town Conservation Area.

The building is of stock brick construction with concrete lintels, steel framed windows, a large roller-shutter door, and a large corrugated metal roof. It is arguably most prominent, in public realm terms, from Fortress Grove. It is visible in context with the earlier No.20 Fortress Grove as one enters this small mews street and as a terminating feature looking north along Fortress Grove from its southern extent. The building is in a very poor condition.

When seen within the context of the wider area, the industrial building is a relatively recent addition to the townscape, and has a very different feel to much of the surrounding architecture. In a predominantly residential area, its industrial character is unusual, and contrasts even with the Mews properties in Fortress Grove; despite the 'back of house' nature of both of these developments, their character remains resolutely domestic.

The industrial use, and later-construction date, of this building ensures that visibly it makes less of a contribution to the surrounding townscape than its neighbours. In particular, the prominent corrugated metal roof and the large roller-shutter door largely detract from the general quality of the Kentish Town Conservation Area.



Figure 09: The Site highlighted in blue (Source: Historic England (2017)).



Figure 10: Entrance to the Site from Fortress Grove. The prominent corrugated metal roof largely detracts from the general quality of the Kentish Town Conservation Area.



Figure 11: The Site as viewed from Fortress Grove.



Figure 12: The Site as viewed from Fortress Road

4.2 ASSESSMENT OF TOWNSCAPE CHARACTER

Wider Townscape Character

The Site is located in Kentish Town. Kentish Town lies to the north of the centre of London on a rise that climbs to Hampstead and Highgate. Kentish town was originally a small settlement on the River Fleet, but is now a suburb that is fully integrated into London's urban landscape. It is an established town centre and is broadly surrounded by Camden Town in the south, Belsize Park in the east, Gospel Oak in the North, and Tufnell park in the northwest.

One of the most significant features that characterises the wider townscape that surrounds the Site is the main transport artery formed by Kentish Town Road and Fortess Road. Kentish Town Road, which serves to connect Camden Town in the south to Highgate in the north, forms the backbone of Kentish Town and is the main thoroughfare through the area. It is characterised by a mix of nineteenth and twentieth century, four-storey, mixed-used buildings with ground-floor shopfronts. As such, it has a busy and commercial character. Fortess Road, which lies directly to the west of the Site, is a natural extrapolation of Kentish Town Road and connects the heart of Kentish Town with Tufnell Park in the north. Its character is also busy and commercial, albeit, slightly less than Kentish Town Road. The St. Albans/Luton Airport to Brighton/Gatwick railway line, which lies to the south of the Site, is also a significant feature that characterises the wider townscape that surrounds the Site. This railway line, which runs southeast to northwest through the heart of Kentish Town, divides Kentish Town into north and south. Leighton Road, a minor thoroughfare which runs west-east to connect Kentish Town Road with Torriano Avenue in the east, reinforces this north south divide.

The wider townscape that surrounds the Site is further broadly defined by four key character areas: the Kentish Town industrial area; the Burghley Road residential area; the Kentish Town residential area; and the Bartholomew Estate residential area. The Kentish Town industrial area is broadly characterised by large industrial sheds, warehouses, large open yards, and carparks. The Burghley Road residential area is largely characterised by late-Victorian terraces along Burghley Road and Lady Somerset Road. The Kentish Town residential area is broadly characterised by late-nineteenth century terraces that are arranged within a grid plan. The Kentish Town Conservation Area covers most of this area. The Bartholomew Estate residential area is largely characterised by Victorian semi-detached houses and terraces that are also arranged within a regular grid plan. The Bartholomew Estate Conservation Area covers most of this area.



Figure 13: The wider townscape that surrounds the Site (Source: Google, Google Maps, www.google.co.uk/maps Accessed 19 April 2017).

4.2 ASSESSMENT OF TOWNSCAPE CHARACTER

Immediate Townscape Character

The Site is largely located within a transitional area between the busy Fortress Road and the quiet residential streets of the Kentish Town Conservation Area.

Fortress Road lies to the west of the Site. It is a wide and busy road that is characterised by a mix of nineteenth and twentieth century residential and commercial buildings of up to four storeys high. Examples of such buildings include: Fortress Terrace (44-94, Fortress Road), which is an early-nineteenth century, four-storey terrace that dominates most of Fortress Road; Eleanor House, which is a late-twentieth century, four-storey apartment block; and 28-34 Fortress Road, which is a late-nineteenth/early-twentieth century, former warehouse building comprising four storeys, an additional mansard roof, and a ground-floor commercial outlet. Architectural styles along Fortress Road vary from early-nineteenth-century to late-twentieth century styles, giving the road an eclectic character. While the deep front gardens of Fortress Terrace, which contain a number of mature trees, hedges and shrubs, give Fortress Road a more open and leafy character when compared to the Kentish Town Road to the south. However, the predominate character of Fortress Road can be described as busy, high-density, and mixed use.

To the east of the Site lies the regular and quiet streets of the Kentish Town Conservation Area. These streets, such as, Leverton Street, Falkland Road, Ascham Road, and Countess Road, are characterised by late-nineteenth century, brick and stucco fronted residential terraces of mostly three storey terraces set within narrow plots. These terraces have small front gardens and very similar architectural details, such as rusticated stucco and canted bays on the ground floor. As such, the character of these streets can be described as quiet, residential, and rather formal and uniform.

Between these two character areas lies the transitional area in which the Site is located. This area is largely characterised by two mews streets: Railey Mews and Fortress Grove. Railey Mews is a narrow cobbled street that is characterised by converted Mews houses, small warehouse buildings, and small industrial buildings that have been converted to dwellings. While, Fortress Grove is a narrow, dead-end street that is characterised by small, stucco-fronted terraces and two industrial buildings, one of which is the Site. Both mews streets have an intimate, informal, utilitarian character and have a mix of residential and industrial uses. The Site's existing building can be largely viewed from Fortress Grove, but can also be glimpsed from Fortress Road and Railey Mews. Within these views, the Site's existing industrial building reinforces the informal and utilitarian character of the aforementioned transitional area. However, some elements of the existing building, such as the large corrugated-metal roof and the large roller-shutter door, are considered to detract from the general quality of these views.

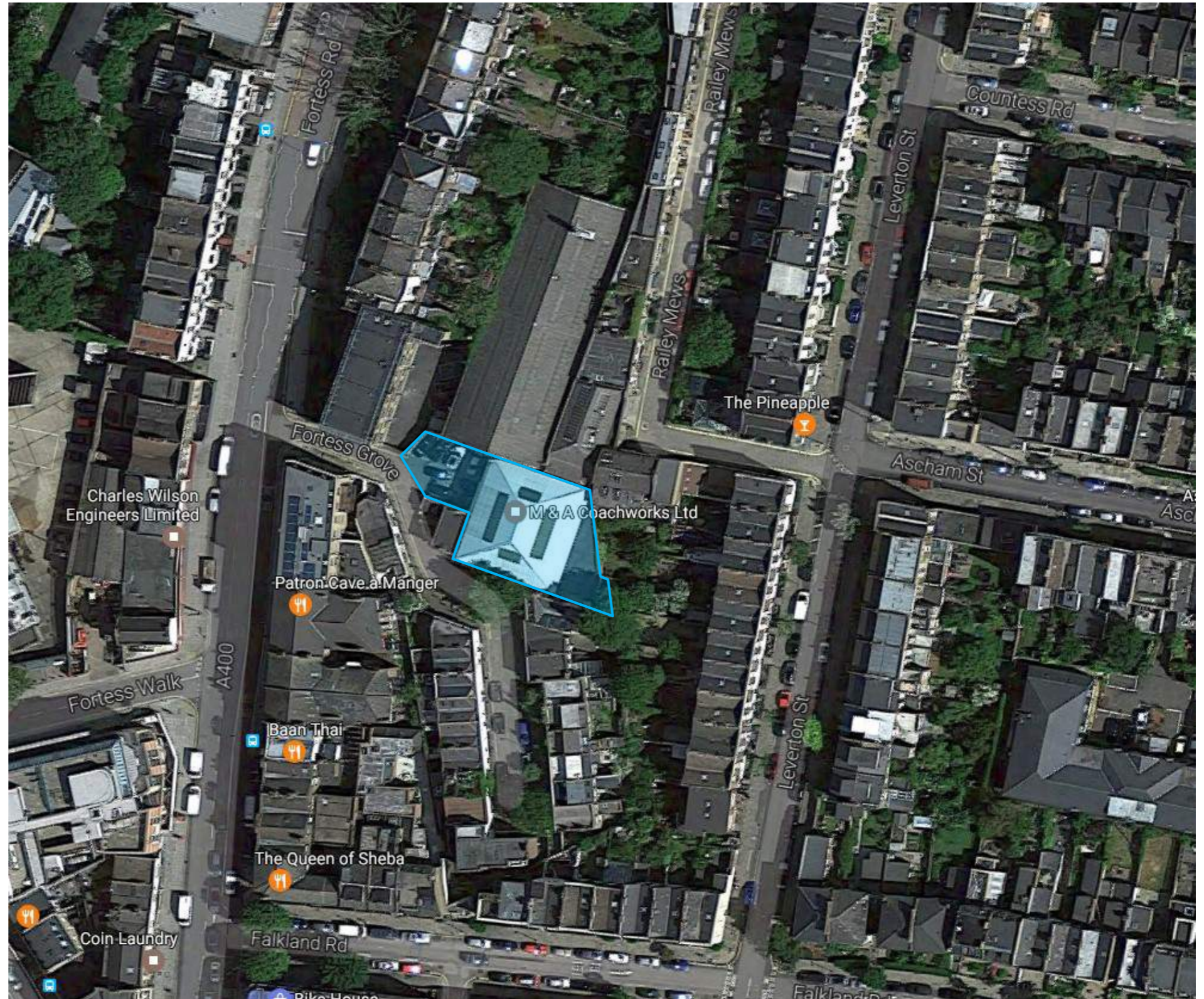


Figure 14: The immediate townscape that surrounds the Site (highlighted in blue) (Source: Google, Google Maps, www.google.co.uk/maps Accessed 19 April 2017).

4.3 ASSESSMENT OF CONSERVATION AREA

Kentish Town Conservation Area

The Site is wholly within the Kentish Town Conservation Area. This Conservation Area was designated in 1985, and extended in 1991 and 2011. It is subject to a Conservation Area Appraisal and Management Strategy, adopted in March 2011, and published alongside the extension of the Conservation Area to include an area north of Falkland Road, including Fortress Grove. The appraisal delineates the Site within the Lady Margaret Road character zone.

The Conservation Area Appraisal identifies the Area's special interest as lying in its focus around the historic village of Kentish Town, as well as in its inclusion of areas of nineteenth century brick and stucco housing developed as the area grew in importance as transport connections with London improved. The conservation area is identified as predominantly residential in its use and character, with busier, commercial routes on its boundaries; apart from a small group of local landmarks, the majority of the buildings within the conservation area are terraced, residential properties of three storeys that face directly onto the highway.

It is further identified that there is a clear route hierarchy, with the old coach route of Kentish Town Road appearing as a major route in comparison with most of the Area's residential streets forming secondary routes, and mews streets, such as Fortress Grove and Railey Mews, providing intimate spaces in contrast to more substantial, formal streets. The light industrial character of these areas is noted as being particularly in contrast to the formality that is found to the east, along Leverton Street. Overall, the built character of the area is relatively consistent, with most buildings being of stock brick, occasionally painted, and with stucco detailing. Given that most of the area was built out over the course of the nineteenth century, late Georgian and Neoclassical detailing predominates.

The Site's existing building has a less apparent aesthetic merit than the small stucco-fronted terraces at Fortress Grove. It has an industrial and utilitarian character, but some elements of it, such the large corrugated-metal roof and the large roller-shutter door, are considered to detract from the character and appearance of the conservation area. Hence, the contribution of the Site's building to the character of the Kentish Town Conservation Area is considered to be largely a historical one. It contributes to the character of the surrounding area by providing a legible reminder of the mixture of industrial and residential uses that existed historically.

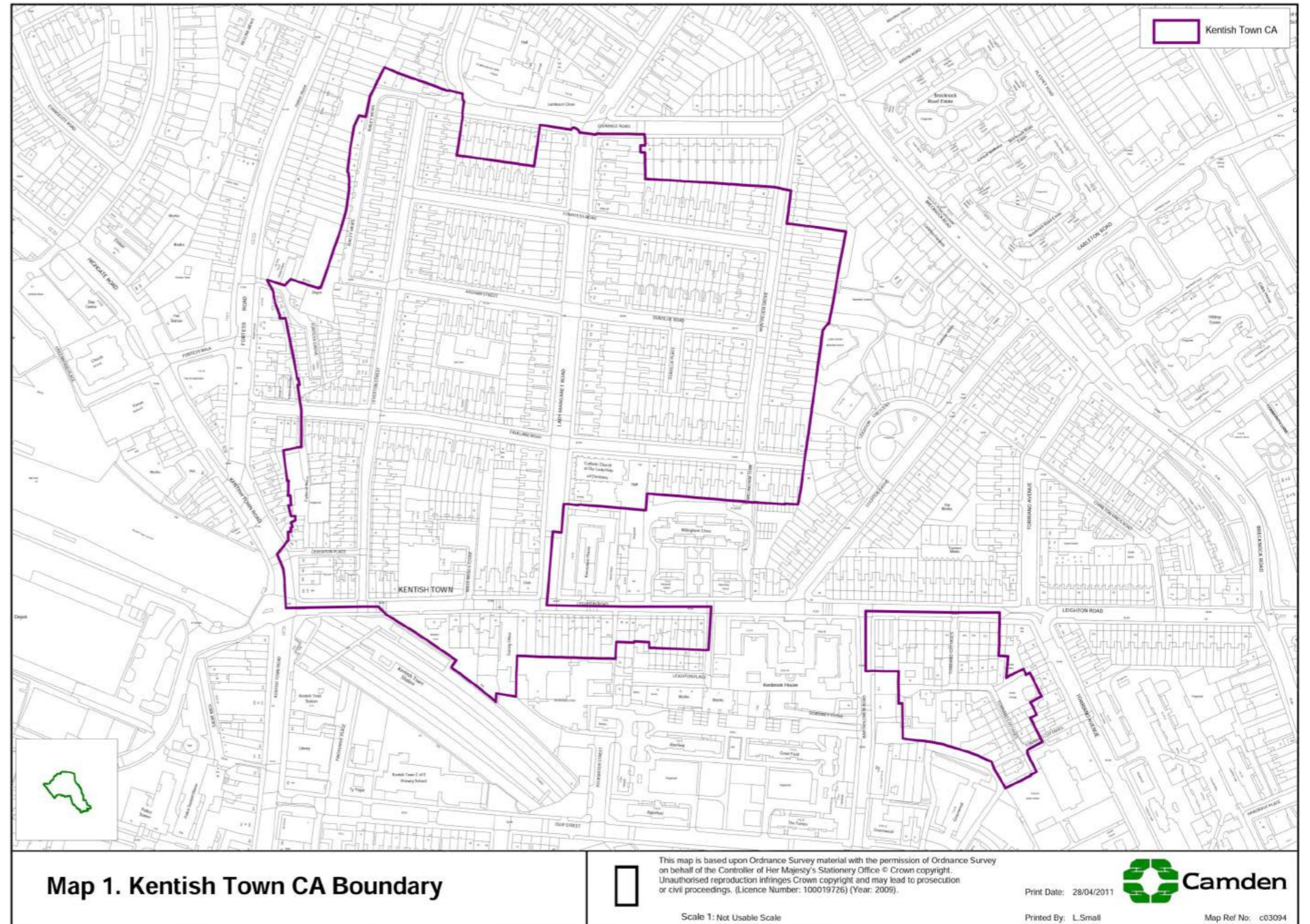


Figure 15: Kentish Town Conservation Area map. Source: London Borough of Camden Council (2015).

4.4 ASSESSMENT OF LISTED BUILDINGS

There are two listed buildings (one a group of buildings under a single listing description) that lie within the vicinity of the site. These are **44-94 Fortress Road**, and the **Pineapple Public House**, both listed at Grade II. The first of these listed buildings was originally constructed as Fortress Terrace in the early nineteenth century, as part of the early expansion of Kentish Town; the southern end was later lost through bomb damage, and replaced with Eleanor House.

44-94 Fortress Road (Grade II Listed Building)

Description: 44-94 Fortress Road (Fortess Terrace) (refer to Appendix A for listing description) was Grade II listed in 14th May 1974. It dates to the early nineteenth century, and represents a typical terrace for this period within London, albeit in a slightly unusual location. An early example of high status speculative development within Kentish Town (then a relatively small settlement seen as a retreat from London), the terrace, consists largely of blocks of four storey houses with a three storey flanking residence to each side. These historically ran all the way from what is now the entrance to Fortress Grove up to where Fortress Road meets Bellina Mews; at this end, a pair of white stuccoed houses were provided to 'book-end' the development. The four or five properties at the southern end of the terrace were demolished at some point in the 1970s, and replaced with Eleanor House, a yellow stock brick local authority block of limited architectural merit.



Figure 16: 44-94 Fortress Road

Setting: The setting of Fortress Terrace relates predominantly to Kentish Town Road, from which the terrace can be appreciated in something like its original form, particularly further north away from Eleanor House. While concealed in views from Railey Mews itself, there are clearly some private realm views of these properties from the mews properties to the west of the Mews. The Site used to be the location of some of the mews buildings related to Fortress Terrace. However, these were entirely removed and replaced by the existing light industrial building in the late-1920s. As such, the existing building has no relationship with the terrace and the intervening large warehouse building to the north of the Site continues to reduce this relationship, most especially the visual relationship. As such the only contribution that the Site has to the setting of the terrace is its historical form, which is a reminder of the former mews buildings associated with the terrace. The large corrugated-metal roof of the Site's existing building is considered to make a negative contribution to the terraces' setting.

Pineapple Public House (Grade II Listed Building)

Description: The Pineapple Public House (refer to Appendix A for listing description) was Grade II listed in 18th December 2001. It can be dated to 1868, and was developed as part of the development of a wider estate broadly to the north of Falkland Street, and to the west by Kentish Town Road. Indeed, beyond its own particularly themed keystones and lintels, it can be seen to be almost identical externally to its neighbours, and was



Figure 17: Map presenting the listed buildings, marked in a blue triangle. Source: Historic England (2015).

clearly constructed as an integral part of this new development, providing a key social function. Standing on a corner plot next to Railey Mews, the Pineapple Public House is three storeys in height, with a curved corner, a rusticated ground floor, and relatively plain upper storeys. Its lightly arched windows are all decorated with carved keystones with pineapples; on the ground floor these are carved as single large pineapples, while on the first or second floors, these keystones include images of pineapples growing in clusters.

Setting: The principle setting of the Pineapple Public House relates to Leverton Street, given that it was constructed and broadly designed as an integral part of this streetscape, with the cosmetic application of different keystones and a contrasting ground floor fenestration to differentiate itself as a public house. It can also be appreciated from the south and west from Railey Mews, where it is seen in context with the rest of its terrace, but the detailing and decoration for which it was listed is more difficult to identify from this direction. The Site's existing building has little visual and historical relationship with Pineapple Public House, apart from having been developed in around the same time. The Site's façade on Railey Mews can be viewed in conjunction with the public house from Ascham Street. As such this part of the Site can be considered to be part of the public house's setting.



Figure 18: The Pineapple Pub

4.5 ASSESSMENT OF NON-DESIGNATED HERITAGE ASSETS

Two groups of non-designated heritage assets have been identified in the vicinity of the Site that are considered to be particularly pertinent: the **properties on Fortress Grove, with the exception of 9-10 (1-3 Fortress House)**, and the **properties on Railey Mews adjoining the Site, with the exception of 10-17**. In both cases, these groups of buildings have been identified in the Kentish Town Conservation Area AMSD as making a positive contribution to the Kentish Town Conservation Area.

Properties on Fortress Grove (with the exception of 9-10 or 1-3 Fortress House)

Description: The properties on Fortress Grove appear to date to 1868, when the estate to the east of Kentish Town Road and north of Falkland Road was laid out and developed. They fell within the lower status parts of the estate, focused on the provision of services, stabling, or accommodation for service staff within the estate. The houses along Fortress Grove are simple, two storey brick buildings, a few of which, on the eastern side of the road, have been provided with small roof extensions. They are generally of the 'cottage' type, being simple, brick built and rendered, with six-over-six sash windows; other than occasional properties that have been painted a certain colour, there is no designed differentiation between properties.



Figure 19: View south along Fortress Road, showing no.20 Fortress Road on the left

Setting: The setting of these properties is predominantly internal or self-referential, relying on the group value of Fortress Grove as a whole. The Site's existing building sits within their setting, especially that of no. 20 Fortress Grove. However, as a light-industrial building, it has little relationship to the residential properties. Visually, it has a decidedly more industrial character and historically it was developed well after the dwellings. As such the only contribution that the Site has to the setting of these dwellings is its historical form, which is a reminder of the former mews buildings that formerly occupied the Site. The existing building's large corrugated-metal roof and the metal roller-shutter entrance are considered to detract from the dwelling's setting.

Properties on Railey Mews (with the exception of 10-17)

Description: The properties on Railey Mews also appear to date to 1868, when the estate to the east of Kentish Town Road and north of Falkland Road was laid out and developed. They also fell within the lower status parts of the estate, focused on the provision of services, stabling, or accommodation for service staff within the estate. The houses along Railey Mews can similarly be considered to be of a simple, attractive design, with solid stock brick elevations, round and square headed windows with red



Figure 20: Properties on Fortress Grove

brick headers, and a variety of different stable or garage doors. Predominantly, these entrances (where they remain) are of an Edwardian or inter-war design, similar to those found on motor houses and early integral garages found across suburban London. On plan, Railey Mew's houses have an unusual plan, with their rear elevations curving gently inwards towards the road from the north and south. However, this plan form is not appreciable from the public realm.

Setting: The setting of these properties is also internal or self-referential, relying on the group value of Railey Mews as a whole. The Site's existing building sits within their setting. The eastern elevation of the Site on Railey Mews can be considered to be of broadly similar utilitarian aesthetic, but it is decisively more industrial than domestic in character than the neighbouring properties. The only contribution that the Site has to the setting of these mews buildings is its historical form, which is a reminder of the former mews buildings that formerly occupied the Site.



Figure 21: Properties on Railey Mews

5.0 DEVELOPMENT PROPOSALS AND ASSESSMENT OF IMPACT

5.1 DEVELOPMENT PROPOSALS

The development proposals have been developed after a process that included pre-application discussions with Camden Council and public consultation. They include the creation of a high quality office building that provides flexible long term space at Fortress Grove. The aim of the proposed design is to retain and celebrate the industrial character of the existing building whilst creating appropriate additions which enhance the character and appearance of the Kentish Town Conservation Area.

As such, the development proposals include the retention and refurbishment of the existing building in order to preserve those architectural elements that are considered to contribute positively to the character of the conservation area, namely the brickwork and Crittal-style windows on the south façade, and to remove those elements which are considered to detract from this character, principally the roller-shutter door on the west façade and the large corrugated-metal roof.

The replacement of this large corrugated-metal roof with a single-storey extension is being proposed. The design of this proposed extension has been carefully developed after consultation with the Council and the public. Its massing has been developed to have a harmonious relationship with the massing of the surrounding buildings. Indeed, the mass of the extension pulls away from the gable wall of the large warehouse building to the north so that this gable end remains prominent in the streetscape. The mass is also set back from the western and southern façades of the existing building so that the proposed extension appears subservient to the existing building below. Moreover, the proposed extension is lower in height than the existing roof's ridge line and the roof line of the approved scheme. The design of the proposed extension's fenestration has also been developed to match the rhythm of the existing building's fenestration.

The development proposals also aim to create a more active street frontage to Fortress Grove, as currently the existing building has very little interaction with the street. As such, the replacement of the existing roller-shutter entrance on the west façade with contemporary curtain walling is being proposed. Additionally, a new window opening right next to this entrance and the enlargement of the existing Crittal-style windows on the south façade are also being proposed. These changes ensure that the building has a greater relationship with the street whilst also introducing more natural lighting to the interior.

The proposed materiality is partly made up of the existing brickwork and Crittal-style windows of the early-twentieth century industrial building. The materials for the proposed new extension are glazed curtain walling and Corten steel panels. These materials have been chosen to juxtapose the more traditional industrial palette of the existing building, providing an interesting interplay between old and new that emphasises the character of the existing building whilst allowing the new extension to establish its own character.

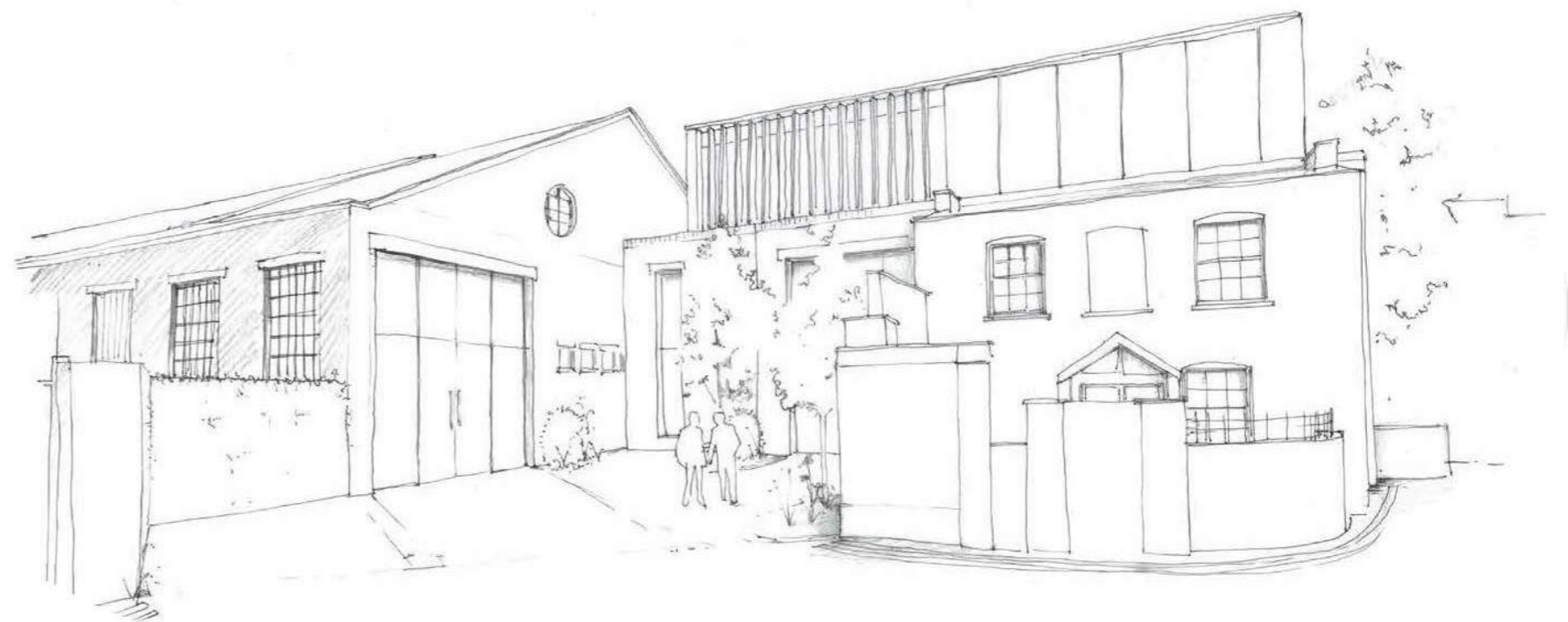


Figure 22: The development proposals seek to create a high quality working environment that is in-keeping with the area's character, and an appropriate design which enhance the streetscape (BuckleyGrayYeoman, 2017)

5.1 DEVELOPMENT PROPOSALS



Figure 23: Proposed West Elevation on Fortress Grove (BuckleyGrayYeoman, 2017)

5.1 DEVELOPMENT PROPOSALS



Figure 24: Proposed South Elevation on Fortess Grove (BuckleyGrayYeoman, 2017)

5.1 DEVELOPMENT PROPOSALS



Figure 25: Proposed East Elevation (BuckleyGrayYeoman, 2017)

5.1 DEVELOPMENT PROPOSALS

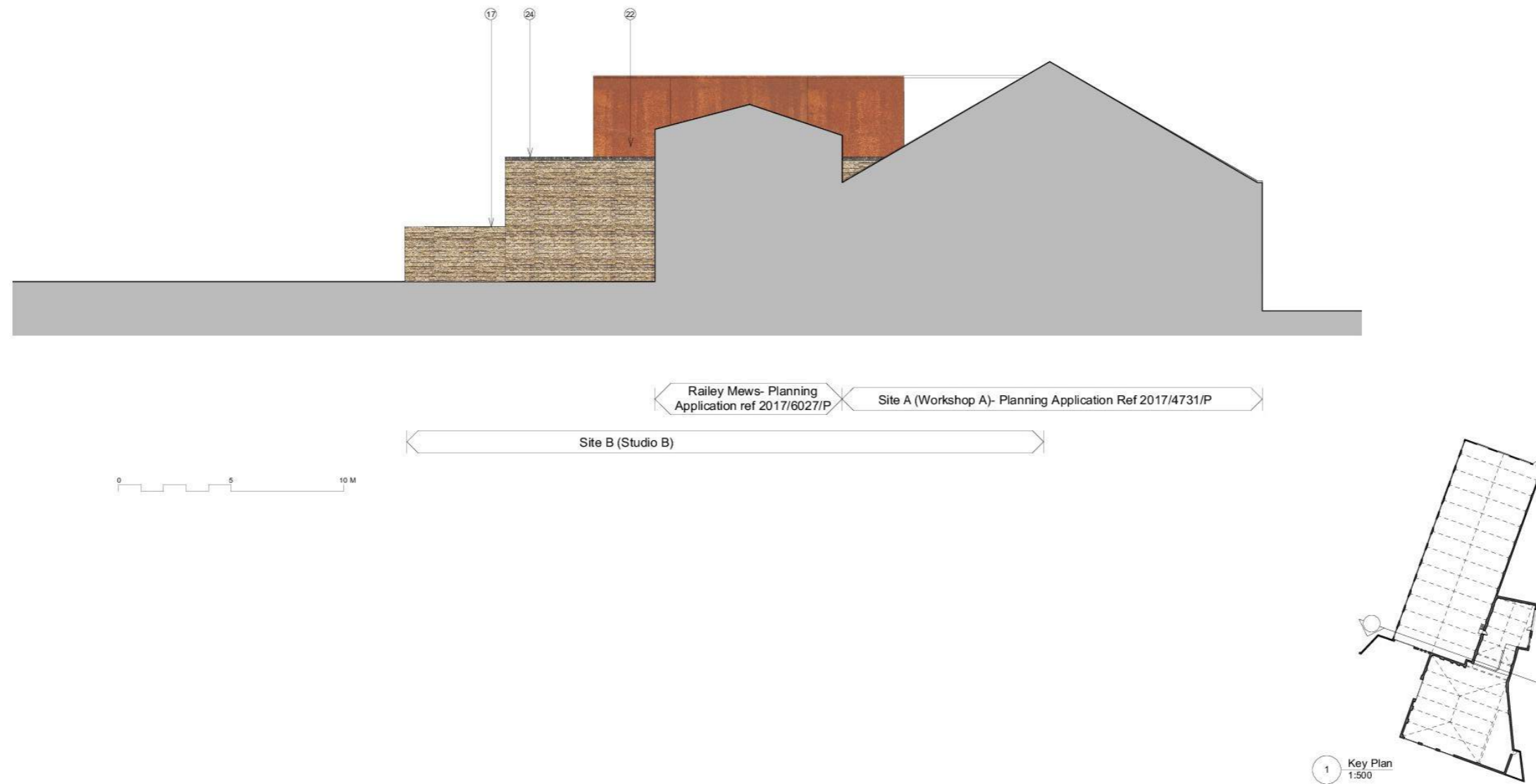


Figure 25: Proposed North Elevation (BuckleyGrayYeoman, 2017)

5.1 ASSESSMENT OF IMPACT: HERITAGE ASSETS

Impact on the Significance of the Listed Buildings

As has been identified previously, two listed buildings, Fortess Terrace and the Pineapple Public House, sit close to the Site, to the west and east respectively. Both of these assets turn their backs on the site, facing predominantly towards Fortess Road, in the case of Fortess Terrace, and Leverton Road, in the case of the Pineapple Public House. Both also derive their primary significance from their primary facades to these two thoroughfares, and their primary settings can be considered to sit in these directions.

In the case of Fortess Terrace, it is clear that the development of Eleanor House and the large warehouse to the north of the Site has limited the inter-visibility between the Site and this listed building, but nonetheless, the substantial, corrugated metal roof of the Site remains a prominent feature within private realm views to and from the listed building, and can be considered to make a negative contribution to its setting. The situation is similar in the case of the Pineapple Public House. Given this, it is considered that the development proposals present the opportunity to **enhance the setting** of these listed buildings by offering to tidy up and rationalise the Site and providing a creative development which embraces its urban grain and heritage, whilst further securing its use in the future. As such, it is considered that the development proposals would not have a negative impact on the significance of the aforementioned listed buildings.

Impact on the Character and Appearance of the Kentish Town Conservation Area

It has been identified that from Fortess Grove, the Site's existing building, while broadly similar in its utilitarian character, has a more robust industrial form than its neighbouring buildings. While this has less apparent aesthetic merit than the surrounding buildings, it can nonetheless be considered to make something of a contribution to its immediate townscape surroundings. As a 1920s light industrial building with limited architectural merit, the contribution of the Site's building to the character of the Kentish Town Conservation Area is considered to be largely a historic one; it contributes to the character of the surrounding area by providing a legible reminder of the mixture of industrial and residential uses that existed historically.

Thus, the development proposals seek to create a development that embraces the form and history of the Site. They preserve those architectural elements that are considered to contribute positively to the character of the conservation area, namely the brickwork and Crittal-style windows on the south façade, and remove those elements which are considered to detract from this character, principally the roller-shutter door on the west façade and the large corrugated-metal roof.

The development proposals also introduce a high-quality single-storey extension as a replacement to the corrugated roof. The massing of this

proposed extension has been developed to have a harmonious relationship with the massing of the surrounding buildings. It is lower in height than the existing corrugated roof, the gabled roof of the large warehouse to the north, and the roof line of the approved scheme. Its mass pulls away from the gable wall of the large warehouse so that this remains prominent in the streetscape and is also set back from the western and southern façades of the existing building so that the proposed extension appears subservient to the existing building below. Moreover, the design of the proposed extension's fenestration matches the rhythm of the existing building's fenestration. Whilst, the proposed materiality has been chosen sensitively to provide an interesting interplay between old and new, emphasising the character of the existing building whilst allowing the new extension to establish its own character.

The development proposals also seek to animate the streetscape by creating a more active street frontage to Fortess Grove. This is achieved by the replacement of the existing roller-shutter door on the west façade with contemporary curtain walling, the alteration of the existing Crittal-style windows on the south façade and the addition of a new window opening on the west façade. These not only bring more natural light into the proposed office building but create more interaction with the street.

As such, it is considered that the development proposals result in an enhancement to the Kentish Town Conservation Area. They retain the building's positive façades to Fortess Grove, ensuring that the building's history and development remains legible. However, they remove parts of the building that are considered to detract from the character of the Conservation Area and replace them with high-quality additions with a well informed architectural design. Moreover, the development proposals also preserve the industrial character of the Site, which is considered to contribute positively to the character of the Conservation Area, whilst incorporating a high quality new design and a use that are considered to **enhance the character and appearance of the Kentish Town Conservation Area**.

Impact on the Significance of Non-designated Heritage assets on Fortess Grove and Railey Mews

As has been identified previously, two sets of non-designated heritage assets stand close to the Site. These are two groups of mews houses on Fortess Grove and on Railey Mews. The setting of these properties is predominately internal and self referential, relying on their group value. The existing building on the Site sits within their setting, especially that of No.20 Fortess Grove. However, as an industrial building, it has little relationship to these groups of modest residential properties. Visually, it has a decidedly more industrial character and historically it was developed well after the dwellings. As such the only contribution that the Site has to the setting of these dwellings is its historical form, which is a reminder of the former mews buildings that formerly occupied the Site.

The development proposals retain this historical form by retaining and refurbishing the outer shell of the existing building. Moreover, the development proposals include the removal of the existing building's large corrugated-metal roof and the metal roller-shutter entrance, which are considered to detract from the setting of the two groups of non-designated heritage assets. Whilst, replacing them with high quality architectural elements and an extension that has been sensitively designed to relate to surrounding townscape character in terms of massing, materiality, and detailing.

Hence, it is considered that the development proposals present the opportunity to **enhance the setting** of these non-designated heritage assets by providing a creative development which embraces the urban grain and surrounding heritage. It is therefore considered that the development proposals have a **positive impact** on the significance of the aforementioned non-designated mews houses.

5.1 ASSESSMENT OF IMPACT: TOWNSCAPE AND VIEWS

The development proposals carefully consider the character and views of the surrounding townscape and ensure that the proposed high-quality office building sits harmoniously within the urban grain of the area, relates to the history of the Site and the surrounding heritage, and enhances streetscape views. This has been achieved after careful consideration of mass, materiality, design detailing, the history of the Site and an analysis of the positive and negative aspects of the existing building on the Site.

The proposals include the retention and refurbishment of the outer shell of existing industrial building on the Site. They preserve those architectural elements that are considered to contribute positively to the character of the surrounding townscape and remove those elements which are considered to detract from this character, whilst carefully introducing a high quality, well-considered, one-storey extension well within the limits of the existing building's outer shell. This approach is considered to be respectful of the history of the Site, the historical development of the area's urban grain, and the setting of sensitive heritage assets in the vicinity.

The massing of the proposed one-storey extension has been developed to respond appropriately to the surrounding townscape. The height of the proposed extension relates to the heights of the surrounding buildings. It is indeed slightly lower than the height of the large warehouse to the north and the ridge line of the existing corrugated roof. It is also considerably lower in height than the buildings along Fortress Road and more in-keeping with the general height of the buildings within the Kentish Town Conservation Area. In terms of form, the proposed extension pulls away from the gable wall of the large warehouse building to the north so that this gable end remains prominent in the streetscape and is also set back from the western and southern façades of the existing building so that the proposed extension appears subservient to the existing building below. As a result, the proposed extension is considered to sit comfortably within the tight-knitted urban fabric of the local townscape.

Additionally, the design of the development proposals takes careful consideration of the views within the local streetscape and seeks to enhance the views towards or within the Kentish Town Conservation Area. Two views have been considered to be key for the proposed development. These are: the view from Fortress Road towards the Kentish Town Conservation Area (refer to Figure 26) and the view from the southern end of Fortress Grove towards the Site (refer to Figure 27).

With regards to the first view, the existing metal corrugated roof and the roller-shutter door are considered to detract from its visual quality. As such, the proposed development removes these negative elements and introduces an active frontage, a welcoming area, and high-quality architecture within this view. The proposed one-storey extension is stepped backwards to ensure that it does not dominate the streetscape view, whilst also pulling back from the gable wall of the large warehouse to the north, ensuring that this gable wall remains well-defined within public realm.



Figure 26: View from Fortress Road (BuckleyGrayYeoman, 2017)

5.1 ASSESSMENT OF IMPACT: TOWNSCAPE AND VIEWS

Therefore, it is considered that the development proposals bring visual interest to this view, ensuring an enhancement to the conservation area and surrounding townscape.

With regards to the view from the southern end of Fortress Grove, within the Kentish Town Conservation Area, the existing metal corrugated roof is also considered to detract from its visual quality. However, the Crittal-style windows, the brickwork, and the trees are considered to enhance this view. The development proposals retain these positive elements, and remove the corrugate roof, whilst introducing high-quality architecture and materials within this view that provide visual interest. The mass of the one-storey extension is stepped back from the façade, ensuring that it does not dominate the intimate streetscape of Fortress Grove. As such, it is considered the development proposals bring visual interest to this view, ensuring an enhancement to the conservation area and surrounding townscape.

It is therefore considered that the proposed development respects its context and the surrounding townscape character by virtue of its considered architectural design, massing, scale and materials. It is also considered to enhance the views within the public realm and to enhance the character of the Kentish Town Conservation Area and the surrounding townscape.

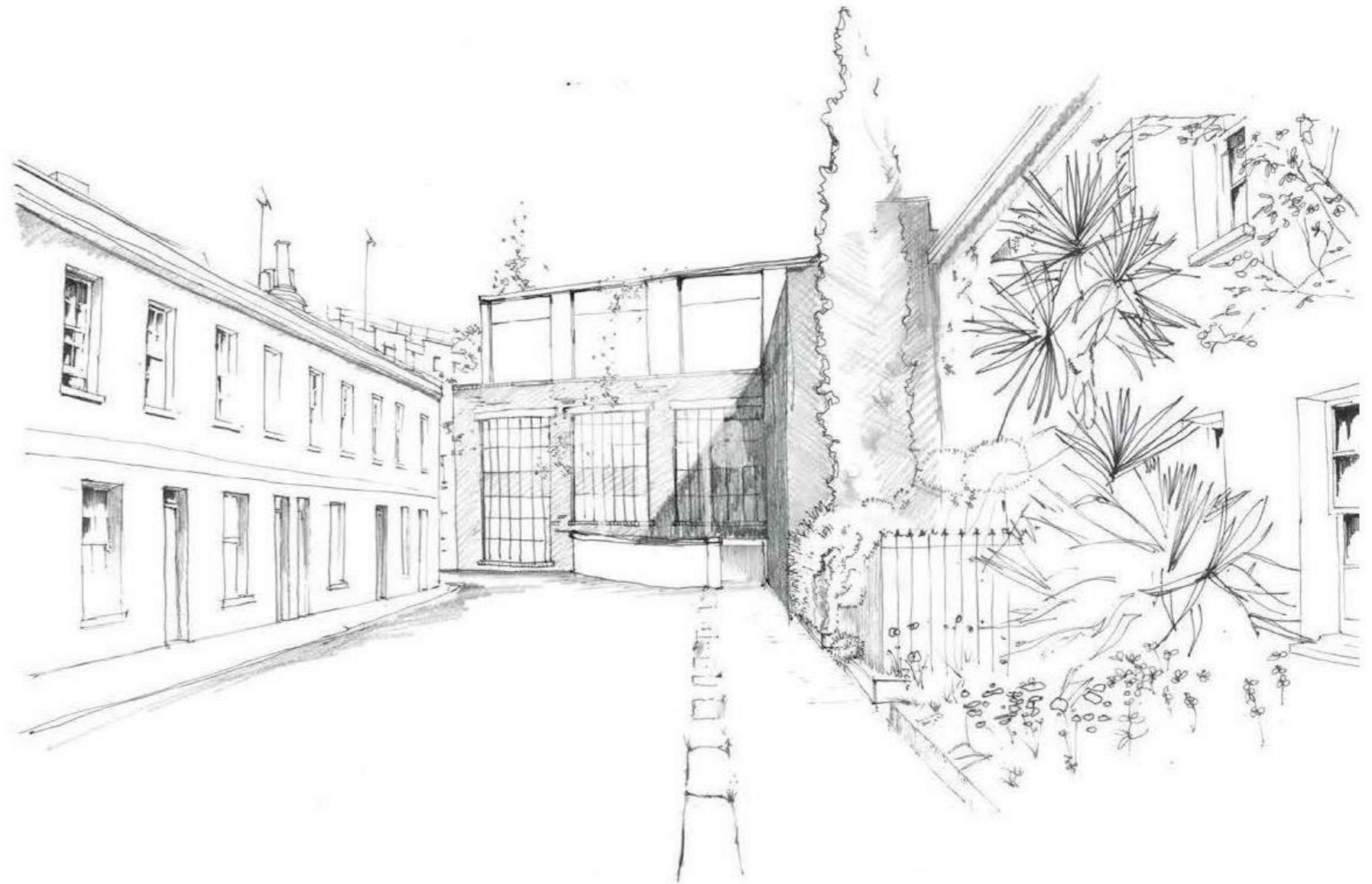


Figure 27: View from the southern end of Fortress Grove (BuckleyGrayYeoman, 2017)

6.0 CONCLUSIONS

This report has been prepared by CgMs Heritage (Part of the RPS Group) to inform development proposals at Fortress Garage Unit 2, Fortress Grove, London, NW5 2HE.

The Site itself is not statutorily nor locally listed. However, it is located within the Kentish Town Conservation Area. Additionally, two statutorily listed buildings lie in close proximity to the Site. These are: 44-94 Fortress Road and Pineapple Public House, which are both Grade II listed. Moreover, two groups of non-designated heritage assets which are described in the conservation area appraisal document as buildings that contribute positively to the character and appearance of the Kentish Town Conservation Area, also lie close to the Site. These are two groups of mews buildings on Fortress Grove and Railey Mews.

Accordingly, the NPPF states that, in determining planning applications, LPAs require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. This report fulfils this requirement.

As such, it is considered that the development proposals respect the local context and the surrounding townscape character by virtue of their carefully-considered architectural design, massing, scale, and materials. They retain those architectural elements of the existing building that make a positive contribution to the surrounding townscape and the character and appearance of the conservation area, remove those that detract, whilst introducing high-quality and carefully-considered additions. The development proposals are also considered to respect and enhance the setting of the nearby listed buildings and non-designated heritage assets, whilst providing an enhancement to the Kentish Town Conservation Area. Moreover, the development proposals also provide much-needed commercial space and provide an opportunity to reinvigorate and redefine a historical space within the local area, thus contributing towards place-making opportunities. We therefore invite the Council of the London Borough of Camden to consider the development proposals favourably.

7.0 APPENDIX

7.1 APPENDIX A: HISTORIC ENGLAND LISTING DESCRIPTIONS

44-94, Fortess Road

List entry Number: 1113016

Grade: II

Date first listed: 14th May 1974

Listing Description:

Symmetrical terrace of 26 houses in 4 blocks linked by recessed entrance bays. Early C19. Yellow stock brick (some later patching), with rusticated stucco ground floors. Nos 76-84 (Palmer House), mostly refaced in multi-coloured stock brick. EXTERIOR: 4 storeys and semi-basements except end bays to blocks of 3 storeys, attics in slated mansard roofs and semi-basements. Nos 76-84, 4 storeys, attics with dormers in slated roofs. Mostly 2 windows each. End bays of each block slightly projecting. Recessed entrance bays with stucco pilastered porticoes (No.94 with wreathes in frieze, some with roundels), square-headed doorways with pilaster-jamb carrying cornice-heads, fanlights and panelled doors, most half glazed. Other entrances with similar doorways. Gauged brick flat arches to recessed sashes except 1st floors with casements and cast-iron balconies of lyre design. Plain stucco 3rd floor sill bands (except Nos 76-84), meeting cornice of end bays with stucco balustraded parapets, Nos 44, 52, & 86 having balustrading removed and only outer dies retained. Other houses with plain brick parapets, Nos 78-84 stuccoed. "Fortess Terrace" inscribed on parapet. INTERIORS: not inspected. HISTORICAL NOTE: No.56 was the home of Ford Maddox Brown (GLC plaque).



Pineapple Public House

List entry Number: 1389592

Grade: II

Date first listed: 18th December 2001

Listing Description:

The Pineapple public house. C.1868. Builder unknown. Yellow stock brick. Stucco-faced ground floor, moulded stone window arches. Double valley roof not visible behind parapet. EXTERIOR: three-bay elevation, three storeys high, with doorway to centre flanked by windows with three-panel aprons; all openings are segmental-headed, with pineapple motifs to keystones. Upper windows are 2/2-pane sashes. Ground floor is faced with channelled rustication, with moulded impost, radiating voussoirs, and a modillion cornice at first floor level, carried on acanthus-enriched brackets at each end. Curved corner to south-east with raised quoins of brick. Side elevation to south continues ground floor rustication, with subsidiary door (now blocked) and window; three windows to first floor (western pair blind), one to second floor. INTERIOR: altered, but retains good behind-bar screen with etched glass mirrors depicting vases of flowers with pineapples below; frieze contains mirrored lettering reading WHISKIES BRANDIES WINES; frieze is carried on four Corinthian pilasters with mirrored strips decorated with lotus leaves; rear counter is carried on consoles with pineapple decoration. Ceiling to main bar retains decorative plaster cornice. An unusually exuberant example of a mid-Victorian pub serving a newly-built development of suburban housing, which, in spite of internal alteration, retains a fine behind-bar screen.



Cgms

www.cgms.co.uk

Cgms