
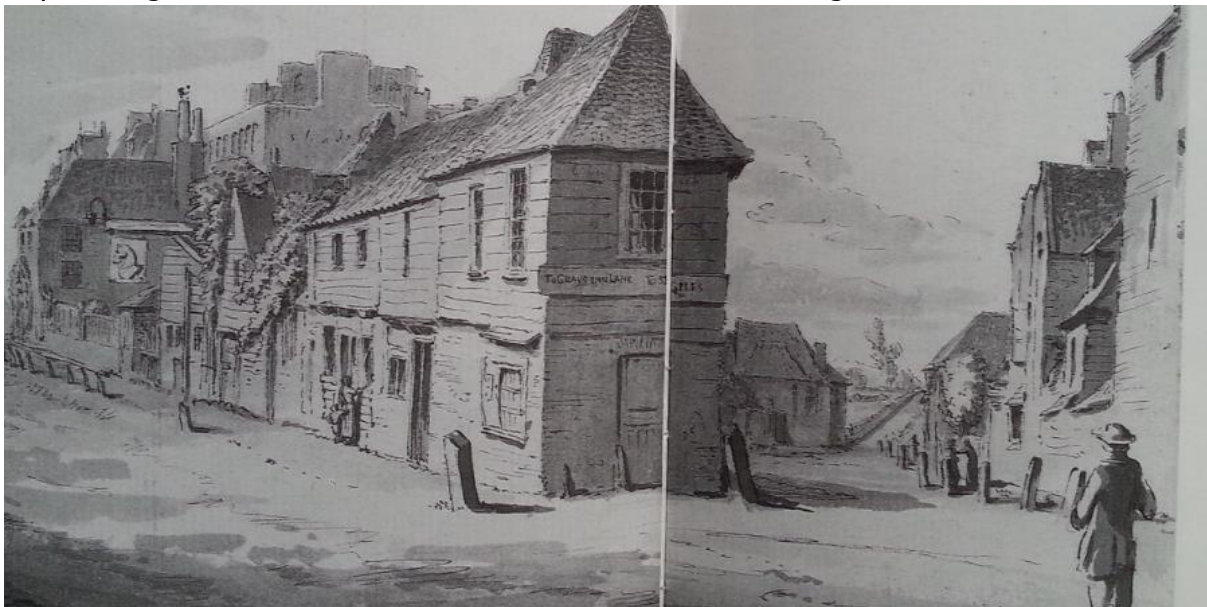


Application 2017-6830

Camden's Local List 2015 states:

<p>Ref379:</p>  <p>(Click here to return to the ward map)</p>	<p>Address: 119 to 131 Kentish Town Road</p> <p>Significance: Historical and Townscape Significance</p> <p>Asset Type: Building or Group of Buildings</p> <p>Ward: Camden Town with Primrose Hill</p>	<p>Terrace of 7 two and three storey houses on west side of Kentish Town Road, of early 19th century date, and formerly known as Providence Place. They replace 18th century timber houses on the same site and the irregular rear site boundary reflects the line of a tributary of the fleet. Whilst they have been much altered, and have lost original features such as 6 over 6 timber sash windows, they represent the historic origins and village character of Kentish Town which is rarely visible now, and as a group have historic and townscape interest.</p>
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The listing presents the group of houses being from the eighteenth century. The land was a triangle between Kentish Town Road and the Fleet, near to the Castle Inn. The picture below, from John Richardson's *Kentish Town Past* (1997, p74-75) looks southwards, with Royal College Street to the left and Kentish Town Road to the right.



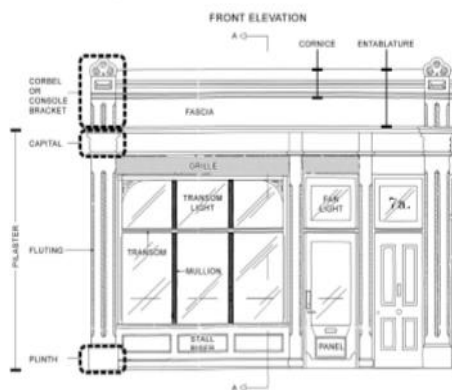
The current row are Georgian grade IV (two-floor) style houses, with front-pitched slate roofs and small parapet. They are in poor condition but the area is of high economic and residential value



While welcoming the initiative for investment, the proposed two dwellings and shop is excessive development for this sensitive historic property and should – as previously for earlier proposals on this site – be rejected.

Rochester and Jeffreys conservation areas front onto Kentish Town Road and look directly onto the Nos 199-131 forming a row opposite. The local listing for the seven houses notes they are 'two and three storey houses'. It is important to the meaning of the local listing to retain the existing pair that are two-storey. (Adjacent no. 117 is of a different, later Victorian period, and not comparable architecturally.) Excess height was the primary reason for the Council's rejection of application 2014/2725/P, and second reason for 2013/1641/P. We again, for 2017-6830-P object to raising the height of no 119 to three storeys.

The bricks of the front have unfortunately been painted in recent years. Consideration should be made to removing the paint and re-presenting the façade of London stock – the bricks made from local brick-earth. It is welcome that the windows on the first floor will be returned to sash design; the originals, for this period of glass, were probably four-paned (as discussed in Rochester conservation area statement). The new shop front should conform to Camden's design guide, of particular concern in this heritage-sensitive row, with wood rather than metal frame and suitable simple mouldings.



The back extension needs revision. It would cover most of the garden, which is contrary to Camden's policies: is everyone now free to build housing extensions in back-gardens? Camden's decision of 2013/1641/P stated "The proposed rear extensions would result in the addition of excessive and overwhelming bulk to the detriment of the existing building and wider terrace." The new proposal is larger than that previously rejected. The long kitchen would get very little natural light – unpleasant for a work area.

The cycle store for both flats as well as the shop must be placed near the front entrance, not in an inaccessible back garden shed.

An objection made to 2015/6736/P, for nos 123 and 125, in February 2016. No reasoning has been given for the Council's decision to go against previous decisions and the local listing constraint. The officer's report should be on the web page.