

Camden's Local List

January 2015

Introduction

Camden's Local List

Why do we need a Local List in Camden?

Some parts of Camden's historic environment are already well documented and protected through designation (e.g. listed buildings). A Local List contains elements of the historic environment that are not already designated but which nonetheless contribute to a sense of place, local distinctiveness and civic pride. These are known as 'non-designated heritage assets'. These features help make a place special for local people; they carry history, traditions, stories and memories into the present day and add depth of meaning to a modern place. They help give Camden its distinctive identity.

What does it mean to be on the List?

Local Listing identifies locally significant buildings, landscapes and features of heritage value – but like any designation - it is not a preservation order. Locally listed buildings can still be altered, or in rare cases demolished, once the case has been made and all other options have been explored as part of the planning process. The Local List and the accompanying Camden Planning Guidance help ensure that change is balanced with the heritage significance of the building or feature in question.

The Local List should be read in conjunction with the section on 'non-designated heritage assets' within Camden Planning Guidance 1: Design which sets out:

- how non-designated heritage assets are identified
- how they are assessed
- what it means to be a non-designated heritage asset (whether identified on the list or as part of the planning process).

Camden's Local List is fluid and will necessarily change over time, as new buildings, landscapes and features are identified, assessed and added to the list and as changes take place, guided by the planning process. There are a small number of buildings on the List which are subject to existing planning permissions not yet implemented – once a permission is implemented and this removes what is significant about an asset we will look to remove that asset from the Local List.

How has the Local List been produced?

Camden's Local List has been produced following a period of public consultation inviting nominations (November 2012 to January 2013), extensive officer survey, research and assessment by conservation and planning officers. All nominations for the Local List were assessed against the adopted Selection Criteria (see Camden Planning Guidance 1:

Design), before being adopted on 21st January 2015.

For more information on the background to the local list project please go to www.camden.gov.uk/localist.

What kind of things are on the Local List?

Camden is a rich and diverse historic Borough – and this is reflected in our Local List, which includes:

- street features such as lampposts, boundary markers, and street signs
- public houses
- buildings connected with the piano and organ manufacturing industry
- schools and halls
- chapels and churches
- social housing and 20th century buildings
- landscapes; and features connected to the railway infrastructure that runs across Camden.

Individual houses, streets and areas are also included.

How can I get involved?

The Local List will be updated annually so you can still:

- suggest new additions to be included on the Local List
- provide information on buildings and features already identified (e.g. photographs, names of Architects, historical maps and information).

You can submit your comments and suggestions to: localist@camden.gov.uk.

How is Camden's Local List organised?

Camden's Local list has been organised by Borough wards (alphabetically) and within each ward section you will find:

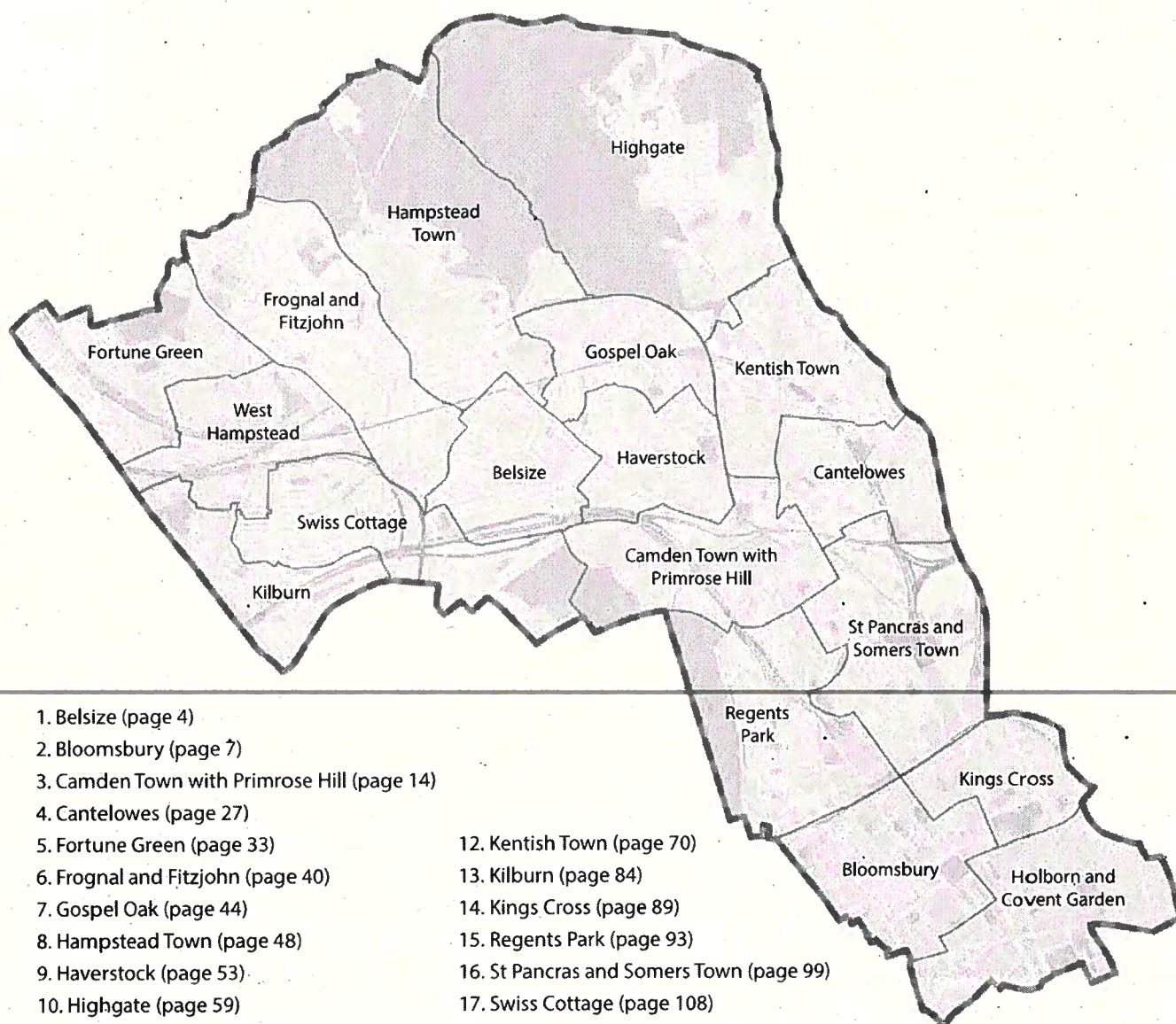
- a map - with identified non-designated heritage assets marked on
- a table - with details of each identified asset (including a photograph, the address, its identified significance, type of asset, the ward and a description of that asset).

Use the interactive map on the following page to explore the buildings, landscapes and features that have been identified as non-designated heritage assets in Camden.

Borough Map

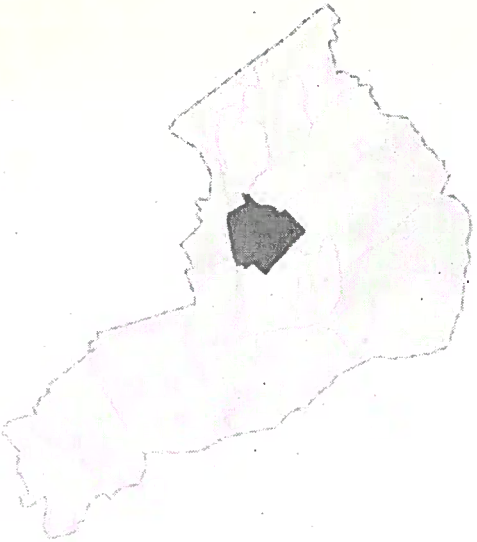
Camden's Local List

Click on a ward name to view the assets identified in that in that ward.



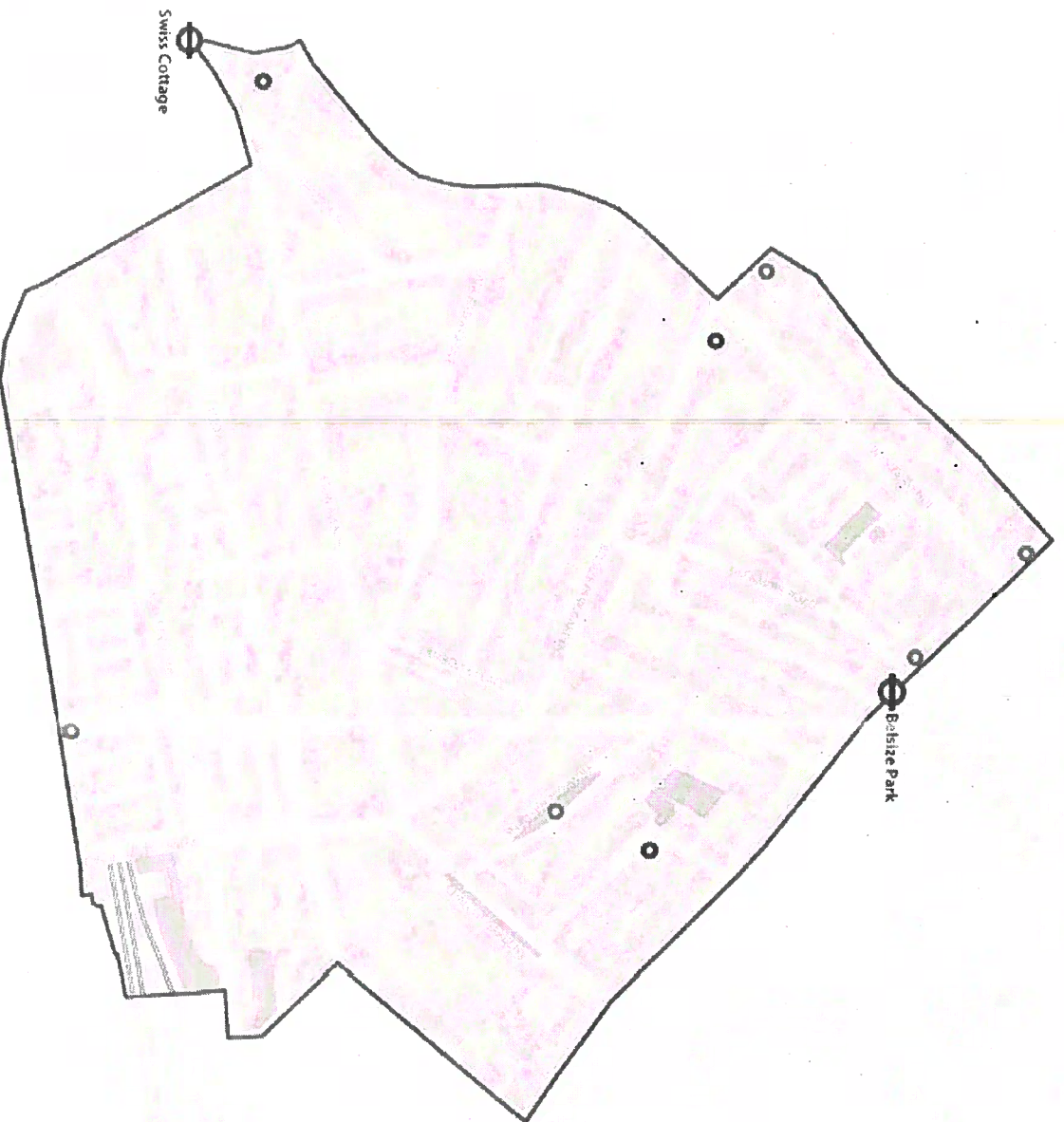
Belsize

Camden's Local List



The ward map opposite shows the location of the assets identified on Camden's Local List within Belsize.

(click on coloured markers to be taken to the page with details of that asset on)



KEY:

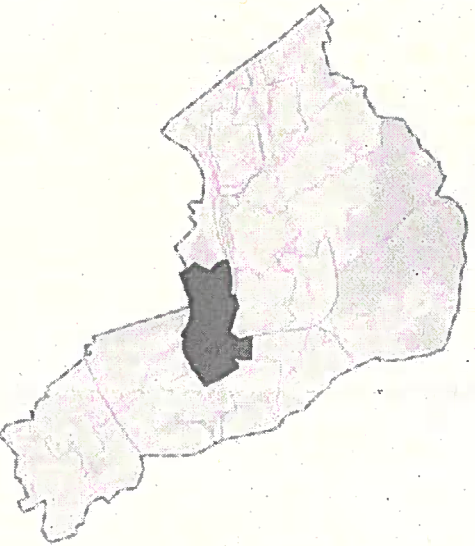
- Building or group of buildings
- Natural features or landscape
- Street feature or other structures

- Open space
- Water
- Conservation area

- == Rail/Tube line
- Ward boundary
- Borough boundary

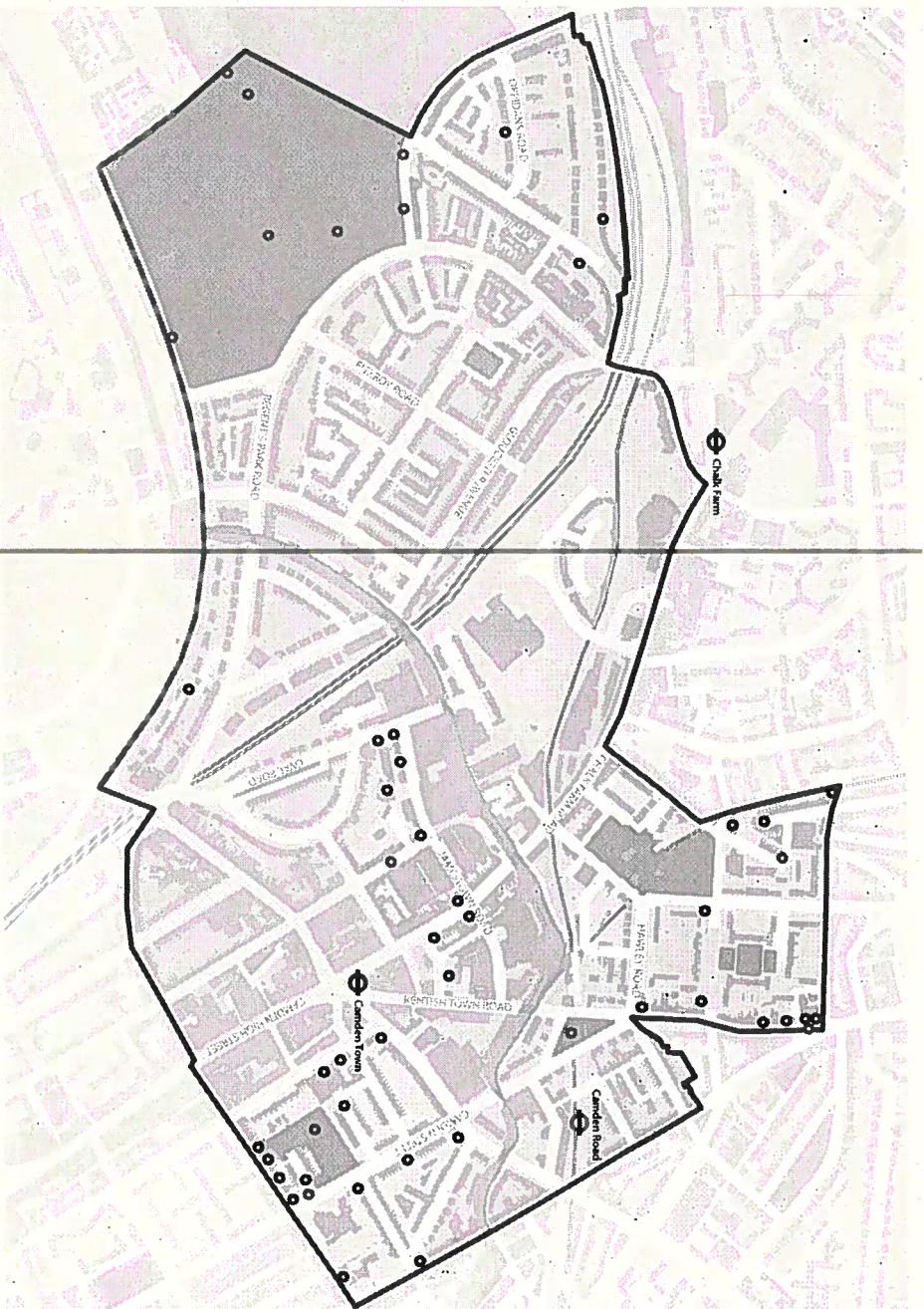
Camden Town with Primrose Hill

Camden's Local List



The ward map opposite shows the location of the assets identified on Camden's Local List within Camden Town with Primrose Hill.




(click on coloured markers to be taken to the page with details of that asset on)



- KEY:**
- Building or group of buildings
 - Natural features or landscape
 - Street feature or other structures

- Open space
- Water
- Conservation area
- === Rail/Tube line
- Ward boundary
- Borough boundary

| Photograph | Asset Details | Description |
|---|--|---|
| Ref381:  (Click here to return to the ward map) | Address: 133 Kentish Town High Street Significance: Historical and Townscape Significance Asset Type: Building or Group of Buildings Ward: Camden Town with Primrose Hill | Three storey brick (painted) building likely to be of late 18th century construction, or very early 19th. Of three storeys with shopfront at ground floor, has blocked windows on front elevation at first and second floors which were perhaps due to the window tax, repealed in 1851. Detached and separated from terrace to south by narrow passage, and attached to single storey shop to north. Formerly had a better aspect to the north, with two timber sliding sash windows at second floor level looking out over the roofs of three single storey shop units (nos 135-139), however the loss of two of these to a much taller development (granted on appeal in 2005) has detracted from its setting. It is a rare survival and one of the few Georgian buildings to evidence the early development of Kentish Town from a village to the town centre it is today. Whilst it has suffered alteration its original form is still clearly apparent. |
| Ref395:  (Click here to return to the ward map) | Address: 2, 10 & 11 Regal Lane Significance: Architectural and Historical Significance Asset Type: Building or Group of Buildings Ward: Camden Town with Primrose Hill | Three houses dating to 1961-2 and 1964 respectively. No. 2 the architect John Winter's own house and the earliest house known by him and is of a 'subtly impressive design: the wilful yet rational irregularity of the massing and fenestration' (English Heritage listing consideration. Quite altered and not listed by English Heritage but noted to be of strong local interest. Nos 10 & 11 are a symmetric pair of more standard design. |
| Ref431:  (Click here to return to the ward map) | Address: 85-93 Camden Street Significance: Architectural and Townscape Significance Asset Type: Building or Group of Buildings Ward: Camden Town with Primrose Hill | Terrace of 5 houses with returns onto Pratt Street and St Martins Close. Corner houses with attic storey above cornice line, all with rusticated stucco to raised ground floor, stuccoed window architraves and cornice, timber sliding sash windows and railings to basement area, some with iron balconettes to first floor windows. Overly visible mansard roof extensions and inappropriate front doors erode the overall appearance of the group. |
| Ref432:  (Click here to return to the ward map) | Address: 92 Camden Street Significance: Architectural and Townscape Significance Asset Type: Building or Group of Buildings Ward: Camden Town with Primrose Hill | House at end of terrace of listed houses on Georgiana Street, which returns onto Camden Street. 3 story plus basement, ground floor in rusticated stucco, stucco architraves and bracketed cornice to first floor window, timber sliding sash windows. Important in providing sensitive termination to this group. View across garden to the stone tower of All Saints Church links it to the wider townscape. |
| Ref434:  (Click here to return to the ward map) | Address: 94-132 Camden Street Significance: Architectural and Townscape Significance Asset Type: Building or Group of Buildings Ward: Camden Town with Primrose Hill | Intact mid 19th century terraced street. The high quality and consistency of the group (along with the contemporary terraces on the west side of the road), and its largely unaltered condition creates a very pleasing streetscape. |

| Photograph | Asset Details | Description |
|---|--|--|
| Ref437:  (Click here to return to the ward map) | Address: Carpenters Court, Pratt Street Significance: Architectural and Townscape Significance Asset Type: Building or Group of Buildings Ward: Camden Town with Primrose Hill | Four storey building at entrance to St Martin's Gardens in stock brick with red brick dressings, grand order pilasters and roof level gable, and blue brick to ground floor elevation. Return elevations plainer. Built in late 19th century on site of former 29th Middlesex Rifle Volunteers Headquarters; in use as a woodworking factory in mid 20th century. Provides a visual address to this entrance of St Martins Gardens, and relates well to wider townscape in terms of building line and elevational detailing. |
| Ref439:  (Click here to return to the ward map) | Address: 41a-55 Pratt Street Significance: Architectural and Townscape Significance Asset Type: Building or Group of Buildings Ward: Camden Town with Primrose Hill | Terrace of 8 mid 19th century terraced houses, rather degraded but maintaining a group identity particularly in its front elevation with many original details surviving such as bracketed cornices to doors and windows on ground floor, panelled doors and timber sliding sash windows. Roof line has been eroded however by extensions. |
| Ref440:  (Click here to return to the ward map) | Address: St Martin's Tavern, 35 Pratt Street Significance: Architectural, Townscape and Social Significance Asset Type: Building or Group of Buildings Ward: Camden Town with Primrose Hill | Early 19th century Public house. Pale brick to front elevation and red-brown brick to side and rear elevations. Panel with relief decoration at pediment level above a heavy dentiled cornice which continues on east elevation along path to St Martins Gardens but shallow returns only to west and north (rear) elevations. Contributes to the visual quality and architectural variety of the street scene and also visible from St Martin's Garden - rear elevation altered and extended but still contributes to historic setting of gardens. Historic iron lantern brackets on front elevation. |
| Ref441:  (Click here to return to the ward map) | Address: 116-134 Bayham Street Significance: Architectural and Townscape Significance Asset Type: Building or Group of Buildings Ward: Camden Town with Primrose Hill | Mid 20th century light industrial building with strong horizontal emphasis and streamlined design and detailing. End bays relate well to terraced housing on either side. (Railings to street and siting of waste bins detract from the setting of the building). |
| Ref442:  (Click here to return to the ward map) | Address: 136-140 & 146-152 Bayham Street Significance: Architectural and Townscape Significance Asset Type: Building or Group of Buildings Ward: Camden Town with Primrose Hill | Two short stretches of fine and well preserved early 19th century (c1820) terraced houses on the east side of the street. Last vestiges of a terrace which originally extended from Greenland Street to St Martin's Almshouses, they are the westernmost expression of a wider townscape of relatively intact 19th century terraces, and are important in providing some residential and architectural consistency to an otherwise rather fractured streetscape. |

| Description | Asset Details | Photograph |
|---|---|--|
| <p>Almost intact mid 19th century terraced street with former pub at eastern end. (A small number of houses removed early 20th century for light industrial works at western end). High quality residential architecture and a very pleasing townscape created by the intactness of the group and its unaltered roofline. Rear of south side visible from St Martin's gardens where substantial and innovative later 20th century rear extensions carried out to the entire terrace add architectural interest to this view.</p> | <p>Address: Carol Street</p> <p>Significance: Architectural and Townscape Significance</p> <p>Asset Type: Building or Group of Buildings</p> <p>Ward: Camden Town with Primrose Hill</p> | <p>Ref443:</p>  <p>(Click here to return to the ward map)</p> |
| <p>Intact mid 19th century terraced street (three houses facing onto Camden Street demolished in second half of 20th century and site incorporated into St Martin's Gardens). High quality domestic architecture and very attractive streetscape with York stone paving and granite kerbstones, historic lamp standards and street trees. Views to east and west ends of street contribute to its character with views of the stone tower of All Saints Church to the east and St Martin's Gardens to the west.</p> | <p>Address: St Martin's Close</p> <p>Significance: Architectural and Townscape Significance</p> <p>Asset Type: Building or Group of Buildings</p> <p>Ward: Camden Town with Primrose Hill</p> | <p>Ref444:</p>  <p>(Click here to return to the ward map)</p> |
| <p>Terrace of 5 terraced houses in stock brick with rusticated stucco at ground floor and railings around basement area. Connect visually and physically to a listed terrace of houses of similar design and scale. The terrace retains stucco architraves to windows, and timber sliding sashes-round headed at ground floor. No. 16 contains a gated carriage entrance at ground floor which historically gave access to a building at the rear of the plot; no. 8 forms the corner with Bayham Street and is rendered with a fine iron balcony at first floor level.</p> | <p>Address: 8-16 Camden Road</p> <p>Significance: Architectural and Townscape Significance</p> <p>Asset Type: Building or Group of Buildings</p> <p>Ward: Camden Town with Primrose Hill</p> | <p>Ref449:</p>  <p>(Click here to return to the ward map)</p> |
| <p>Short intact terrace of 5 terraced houses with returns onto Lyne and Camden Streets. Three storeys with rusticated quoins to end houses which project slightly forward, and to ground floor. Windows with stucco architraves and timber sliding sash windows. Railings to basement areas. It is well preserved and maintains the striking continuity to the street edge created by the listed terrace to the south.</p> | <p>Address: 64-72 Camden Road</p> <p>Significance: Architectural and Townscape Significance</p> <p>Asset Type: Building or Group of Buildings</p> <p>Ward: Camden Town with Primrose Hill</p> | <p>Ref450:</p>  <p>(Click here to return to the ward map)</p> |
| <p>Late 19th century warehouse. Of key significance is the front elevation in brown brick with recessed window bays, steel framed windows and use of restrained decoration e.g. tiled panels in central bay. Relates well in scale to no. 42-43 Gloucester Crescent to the south, and in materials and building line to the terrace within which it sits.</p> | <p>Address: 12 Oval Road</p> <p>Significance: Architectural and Townscape Significance</p> <p>Asset Type: Building or Group of Buildings</p> <p>Ward: Camden Town with Primrose Hill</p> | <p>Ref451:</p>  <p>(Click here to return to the ward map)</p> |