



3, 5 & 7 Fortess Road, Kentish Town, London, NW5 1AA

Heritage Impact Assessment

Locus Project Reference 21-034

Produced for GLA Architecture and Design Ltd.

November 2021

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# 1 EXECUTIVE SUMMARY

- 1.1.1 In October 2021 Locus Consulting Ltd. were commissioned to compile a revised Heritage Impact Assessment to accompany an application for full planning permission for the demolition and redevelopment of 3, 5 & 7 Fortess Road, Kentish Town, London, NW5 1AA.
- 1.1.2 Planning permission had previously been secured in 2021 for the demolition and redevelopment of the Site, for which Locus Consulting produced a Heritage Impact Assessment. This report draws upon the findings of the earlier report.
- 1.1.3 The known and potential historic environment resources within the Site and its environs, and any potential impacts which may be imposed upon it by the proposed development, are considered as part of this assessment.
- 1.1.4 The overall archaeological potential of the Site is considered to be moderate, with a low likelihood of the proposed development impacting on remains of greater than regional archaeological interest.
- 1.1.5 Due to the potential for archaeological remains to be present within the Site, a programme of archaeological monitoring and recording of subsurface demolition and/or ground investigation works is recommended.
- 1.1.6 The assessment finds that the proposed development will bring an amelioration of the quality and condition of the streetscape of Fortess Road and will have a neutral impact upon the ability to appreciate the significance of the Kentish Town Conservation Area, the grade II listed buildings Christ Apostolic Church (Former Church of St John) and Roman Catholic Church of Our Lady Help of Christians from within their settings.
- 1.1.7 Overall, the results of the report finds that no weight, either for or against, should be afforded to the proposed development upon grounds of the prevailing framework of law and policy associated with the historic environment.

# 1 INTRODUCTION

## 1.1 PROJECT BACKGROUND

- 1.1.1 In October 2021 Locus Consulting Ltd. were commissioned to compile a Heritage Impact Assessment to accompany an application for full planning permission for the redevelopment of Numbers 3, 5 & 7 Fortress Road, Kentish Town, London, NW5 1AA at National Grid Reference TQ 28968 85340– henceforth known as the ‘Site’. For a full assessment methodology, please see Appendix 1.
- 1.1.2 This assessment considers the significance and setting of known and potential historic environment resources within the Site and its environs. The report is a revised version of a previous Heritage Impact Assessment by Locus Consulting for the redevelopment of the same Site in 2019.

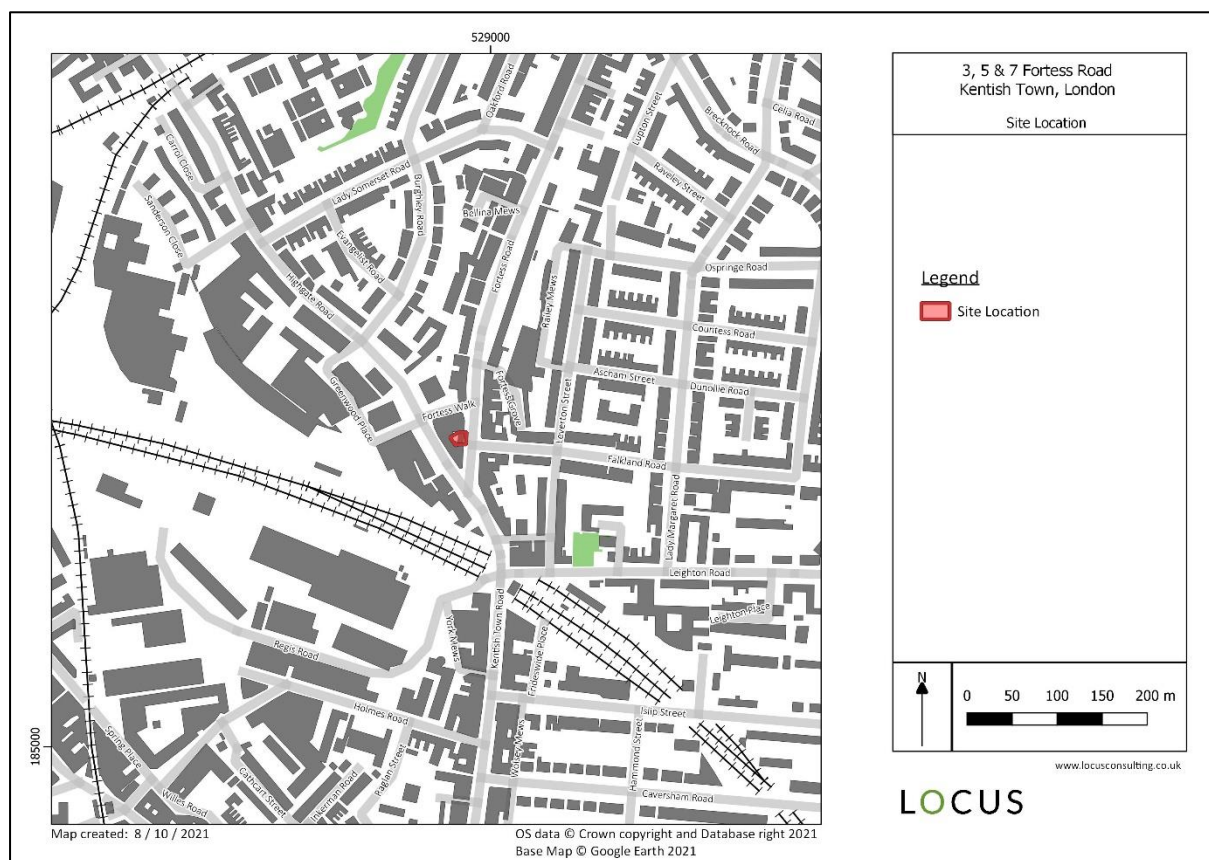


Figure 1: Site Location

- 1.1.3 The application is for full planning permission for the demolition of a short terrace of 3-storey buildings to create a 5-storey residential and commercial development, consisting of four flats above two shops, at Numbers 3, 5 & 7 Fortress Road, Kentish Town, London NW5 1AA.
- 1.1.4 For full details of the application, please refer to the Planning Statement.



Figure 2 Principal elevation of the proposed development

## 1.2 SCOPE OF STUDY

1.2.1 The scope of this study is proportionate to the proposed works and does not constitute a comprehensive statement of significance for those heritage assets that may be directly or indirectly impacted upon by the proposed development.

1.2.2 The objectives of this study are to:

- Identify designated and non-designated heritage assets that might be directly or indirectly impacted upon by the proposed development;
- To assess the potential for the survival of archaeological remains within the proposed development Site, including their likely condition, extent and significance;
- To describe the heritage significance of designated and non-designated heritage assets that might be directly or indirectly impacted upon by the proposed development;
- To assess the degree of impact of the proposed development upon the significance of heritage assets;
- To review the proposed development in respect of the prevailing framework of policy and legislation.

1.2.3 Online resources were consulted where available and included (but not limited to):

- National Heritage List for England, an up to date list of Designated Heritage Assets, excluding Conservation Areas (<https://historicengland.org.uk/listing/the-list/>)

- Britain from Above (<https://www.britainfromabove.org.uk/>) for aerial photograph coverage
- The National Library of Scotland (<https://maps.nls.uk/geo/>) and Old-Maps ([www.old-maps.com](http://www.old-maps.com)) for a range of maps from 1851 to the present day
- Historic England Archives Image and Book Collection (<https://historicengland.org.uk/images-books/>)
- Open Domesday, a free online copy of the Domesday Book (<https://opendomesday.org/>)
- Key to English Placenames, an up-to-date guide to the interpretation of the names of England's cities, towns and village held by the University of Nottingham (<http://kepn.nottingham.ac.uk/>)

1.2.4 Assessment of the results of a previous 500m radial search of Greater London Historic Environment Record (GLHER), centred on Site and commissioned on the 3<sup>rd</sup> January 2019, were re-used for the purposes of this report.

## 1.3 PLANNING BACKGROUND

### LEGISLATION AND NATIONAL POLICY

- 1.3.1 There is national policy and guidance relating to the protection and treatment of the historic environment within the development process. These identify the historic environment as a non-renewable, fragile, and finite resource and place priority upon its conservation. This includes the setting out of appropriate assessment to ensure damage or loss to the resource is permitted only where it is justified.
- 1.3.2 The National Planning Policy Framework (NPPF), published in 2021, sets out the UK Government's requirements for the protection and enhancement of the historic environment, and should be read in conjunction with the accompanying National Planning Policy Guidance (NPPG). The national policy relevant to this assessment is detailed in Appendix 2.

### LOCAL PLANNING POLICY

- 1.3.3 Local planning authorities are responsible for implementing the requirements articulated by legislation and the NPPF as regards the protection of the historic environment on a local level, and the formulation of policies to support this obligation. The Site and its environs are located within the Camden Borough Council jurisdiction, which is currently subject to policies set out within 'The London Plan' of the Greater London Authority, adopted March 2016, and the 'Camden Local Plan', adopted in 2017. All relevant policies are detailed in Appendix 2.

### PLANNING HISTORY

- 1.3.4 Review of the Camden Borough Council Authority planning database shows one planning application submitted for the Site since 2012.
- 1.3.5 Details of the planning applications are noted in the table below.



Planning refence	Proposed works	Date	Decision
2019/1724/P	Demolition of existing buildings and erection of a four storey block with retail units at ground floor and 3 x 3-bed residential	21.05.2021	Granted Conditionally

## 1.4 THE SITE

### LOCATION

- 1.4.1 The Site is within the Camden Borough Council authority area, in the centre of Kentish Town. The proposed development Site lies one of the town's commercial streets, with a mixture of small retail ground floor level units and residential accommodation above. Beyond those buildings fronting the street is a coherent residential suburb of Victorian date, the character and appearance of which is designated as a conservation area.

### GEOLOGY

- 1.4.2 The bedrock geology of the Site consists of London Clay Formation. A sedimentary bedrock formed approximately 48 to 56 million years ago in the Palaeogene Period, in a local environment previously dominated by deep seas (British Geological Society, 2014).
- 1.4.3 No superficial deposits are recorded within the Site.



## 2 HISTORICAL DEVELOPMENT

- 2.1.1 The following section is facsimile of the historic development produced by Locus Consulting Ltd as part of the Heritage Impact Assessment in 2019.
- 2.1.2 As part of the report, a study area consisting of a 500m buffer from the limits of the Site was established in order to provide a wider historical context to the Site. The Site lies within the Kentish Town Archaeological Priority Area, covering the Medieval settlement of Kentish Town.

### PREHISTORIC

- 2.1.3 The Prehistoric Period encompasses the Palaeolithic, Mesolithic, Neolithic, Bronze Age, and Iron Age Periods. Remains of Prehistoric date have been recovered from the Camden area, as well as the neighbouring boroughs Hounslow, Barnet and Ealing. During the early Prehistoric periods, human activity in the wider area appears to have been characterised by a small population of migratory hunters passing through the region. Remains of a Mesolithic hunting camp are recorded to the northwest of the study area, consisting of a number of camp fires and numerous flint tools (Merriman, 1990). Over the proceeding millennia, the population gradually rose and during the Neolithic period (4000–2000 BC) farming was established, leading to more sedentary communities.
- 2.1.4 No Prehistoric features are recorded within the study area or the Site.

### ROMAN

- 2.1.5 Roman London (Londinium) was established around 43 AD, ca. 6km southeast of the Site on either banks of the River Thames around the location of the current London Bridge. Initially modest in size, the settlement grew rapidly, developing into Britain's largest centre and replacing Colchester as the provincial capital. Londinium was at its height during the mid-2<sup>nd</sup> century, but gradually stagnated and declined in size over the following centuries. Nonetheless, its important administrative role continued throughout the Roman period.
- 2.1.6 The study area lies within the wider agricultural hinterland of the Roman settlement, close to the Fleet River. Although watercourses are often the focus of human activity, the Site does not lie in the immediate vicinity of any of the larger roads connecting Londinium to the towns of Britain.
- 2.1.7 No Roman features are recorded within the study area or the Site, and the local geology of London Clay has been associated by with a lack of archaeological evidence for pre-medieval remains (Museum of London Archaeology Service, 2000).

### EARLY MEDIEVAL

- 2.1.8 Following the end of Roman rule in 410, the importance of London further deteriorated, leading to continued decline and finally likely abandonment of the city in the late 5<sup>th</sup> century, although it is possible the walls gave continued protection to offer shelter in times of trouble

(Museum of London Archaeology Service, 2000). While farming was the mainstay of the early Anglo-Saxon economy, evidence for agricultural activity during this period across modern London is sparse (Fowler, 1976).

- 2.1.9 In the 7<sup>th</sup> century, to the west of the former Roman town, a new settlement (Lundenwic) was established. Predominantly a trading centre, Lundenwic led to the re-emergence of London as a key centre within England. By the 9<sup>th</sup> century Lundenwic was abandoned and the area within the Roman walls reoccupied, renamed Lundenburh, forming the nucleus of the later Medieval city.
- 2.1.10 During the Early Medieval period, the study area lay within the large manor of St Pancras, centred on the Old Church of St. Pancras, ca. 2km southeast of the Site. The church has 6<sup>th</sup>/7<sup>th</sup> century origins, and was likely associated with a settlement, the size of which has not been established. At an unknown date in the early medieval period the main manor of St Pancras was split, with the Site falling within the Canteloves Manor.
- 2.1.11 During the Early Medieval period, the study area likely formed part of the rural hinterland to the settlement focused around St Pancras, it is unclear as to whether the Site lay within pasture or woodland.
- 2.1.12 No Early-Medieval features are recorded within the study area or the Site.

## MEDIEVAL AND POST-MEDIEVAL

- 2.1.13 Following the Norman Conquest of England in 1066, London continued to grow in importance and size. The further development of London will not be greatly discussed over the upcoming sections, save where the city's development extended into the study area.
- 2.1.14 In 1086 the Domesday survey was commissioned by William I. Although already split into a number of smaller manors, the survey recorded the study area as lying within the Manor of St Pancras, which had a population of 35 households and taxable assets of five geld units. These figures are commensurate with a sizeable population and wealthy manor.
- 2.1.15 The settlement of Kentish Town was first recorded in 1207, and took the form of a linear north-south aligned settlement either side of modern day 'Kentish Town Road' and 'Fortress Road'. Throughout the Medieval and Post-Medieval periods, the settlement remained relatively contained and of no notable size.
- 2.1.16 The GLHER records two discrete areas of activity within the immediate area during these periods. The first is around the Highgate Road (**Map Ref 43**) and Fortress Road (**Map Ref 42**) junction. Remains include the possible location of the Medieval Cantelow Manor House (**Map Ref 50**), ca 40m northeast of the Site, and the Post-Medieval 1a Leverton Place (**Map Ref 21, 75**), ca. 105m southeast of the Site. Both Highgate and Fortress Roads are chronicled as early as the Medieval period, and while the exact spot of Cantelow Manor House is not documented, a location close to their junction is likely.
- 2.1.17 The other area of recorded Medieval and Post-Medieval activity within the study area lies ca. 430m southeast of the Site, centred on a farmhouse (**Map Ref 44**) which may have been built on the site of an earlier manor (**Map Ref 45**). Associated with the farmhouse and possible

manor, is a tollhouse (**Map Ref 46**), pound (**Map Ref 49**), and drawbridge (**Map Ref 52**) over a moat (**Map Ref 53**).

2.1.18 No evidence of Medieval or Post-Medieval activity is recorded within the Site boundary itself.

## MODERN

2.1.19 For much of the 18<sup>th</sup> century, as shown on John Rocques's Plan of 1745<sup>1</sup>, Kentish Town was a modest linear settlement, extending along modern day Kentish Town Road as far north as the Fortress Road/Highgate Road junction. At this time the settlement gained a reputation as a rural retreat removed from London (London Borough of Camden, 2011).



Figure 3: John Rocques's Plan of 1745

2.1.20 Piecemeal development appears to continue throughout the late 18<sup>th</sup> century and into the 19<sup>th</sup> century. The settlement remained slightly peripheral and relatively unconnected to the city centre than other areas which were experiencing exponential rates of growth. Plots were provided for individual houses or small groups, seen in the late-Georgian stock brick two and three storey properties, stucco villas, and terraced stuccoed and half stuccoed houses (London

<sup>1</sup> Available at [http://biblio.unibe.ch/web-apps/maps/zoomify.php?pic=Ryh\\_1813\\_13.jpg&col=ryh](http://biblio.unibe.ch/web-apps/maps/zoomify.php?pic=Ryh_1813_13.jpg&col=ryh)

Borough of Camden, 2011). Examples within the vicinity of the site include Numbers 1-7 Highgate Road (NHLE: 1378940).

- 2.1.21 London's suburbs were expanding towards Kentish Town from the south, and from the mid-19<sup>th</sup> century the settlement grew rapidly into a large suburb. The new residential areas served by the town's high street typically took the form of large developments planned by landowners and brought to bear by multiple speculative developers who constricted and sold single or multiple groups of properties. The 1868 the Midland Railway, which bisected the settlement and connected Kentish Town with St Pancras to the southeast, provided inertia for the development of remaining open land in the surrounding area.
- 2.1.22 The town's assimilation into Greater London is well reflected by the records held by the GLHER, with the majority of entries dating within the study areas dating to this period.
- 2.1.23 No Modern features of note are recorded within the Site by the GLHER. Map evidence shows that the Site was developed as early as 1834 on the 'Topographical Survey of The Borough of St. Marylebone'<sup>2</sup>. The current buildings on the Site appear to be of a mid-19<sup>th</sup> century date, with their utilitarian and basic form suggesting a construction immediately prior to the town's expansion and gentrification.

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<sup>2</sup> Available at <http://mapco.net/stmaryle/stmaryle08b.htm>

## 3 IMPACT ASSESSMENT

- 3.1.1 This section considers the direct and indirect impacts of the proposed development on the heritage significance of known and potential designated and non-designated heritage assets.
- 3.1.2 A search of the National Heritage List for England (NHLE) and Local Authority datasets identified 33 designated heritage assets, consisting of 32 listed buildings and one conservation area, within the study area, as detailed in Appendix 3.
- 3.1.3 A search of the Greater London Historic Environment Record (GLHER) identified 95 entries (including archaeological events and monuments).

### 3.2 DIRECT IMPACTS

#### ARCHAEOLOGY

- 3.2.1 Building works, groundworks, associated landscaping and access routes are the main source of direct impacts from a proposed development. Such works can cause direct impacts through the removal or truncation of any below-ground archaeological deposits that may exist within the Site.
- 3.2.2 Any buried archaeological deposits which may survive within the Site, either in previously undisturbed areas, beneath existing foundations or to the depths of previous archaeological investigations, may be subject to direct adverse development impacts.

#### Prehistoric

- 3.2.3 No Prehistoric activity is recorded within the study area or Site.
- 3.2.4 It is considered that the potential of the Site to have been actively used during the Prehistoric period is low.
- 3.2.5 The nature and archaeological interest of any Prehistoric activity within the Site, if present, is unknown.

#### Roman

- 3.2.6 No Roman activity is recorded within the study area or Site.
- 3.2.7 The underlying geology of Site is commonly associated with a lack of Pre-Medieval activity. It is considered that the potential of the Site to have been actively used during the Roman period is low.
- 3.2.8 The nature and archaeological interest of any Roman activity within the Site, if present, is unknown.

### Medieval to Post-Medieval

- 3.2.9 No Medieval or Post-Medieval activity is recorded within the Site. The Site lies within the Kentish Town Archaeological Priority Area (APA), noted for its Medieval and Post-Medieval activity.
- 3.2.10 The potential of the Site to have been actively used during the Medieval and Post-Medieval is moderate to high. The nature of any use, if present, likely relates to roadside and backyard activity associated with the early development of the ribbon settlement based along the Highgate and Fortress Roads. There is a possibility, or be it conjectural and on grounds of proximity alone, for the Site to have been associated with the former Medieval Cantelow Manor House to the immediate northwest.
- 3.2.11 In the event that archaeology of Medieval to Post-Medieval date was found within the Site, it would likely be of a local to, at most, regional level of interest.

### Modern

- 3.2.12 The potential of Modern activity to have occurred within the Site is considered to be high, and almost certainly comprised 18<sup>th</sup> century and later domestic and small-scale retail use to the front and associated backyard activity to the rear.
- 3.2.13 In the event that remains of modern date were found, beyond those associated with existing buildings on the Site, they would likely be of local archaeological interest.

### Survival

- 3.2.14 It is unclear to what degree archaeological remains, should they exist, have been disturbed by the known 18<sup>th</sup> - 20<sup>th</sup> century development of the Site. A degree of disturbance, and possibly outright truncation should be expected by the foundations of the existing buildings. Within the built-up areas (fronting Fortress Road) of the Site, archaeological remains will only survive if they extend beyond the depth of the foundations of the existing buildings.
- 3.2.15 Within the remainder of the Site, the backyards to the existing buildings, the extent of disturbance is unknown, but likely less than those occupied by structures fronting Fortress Road.

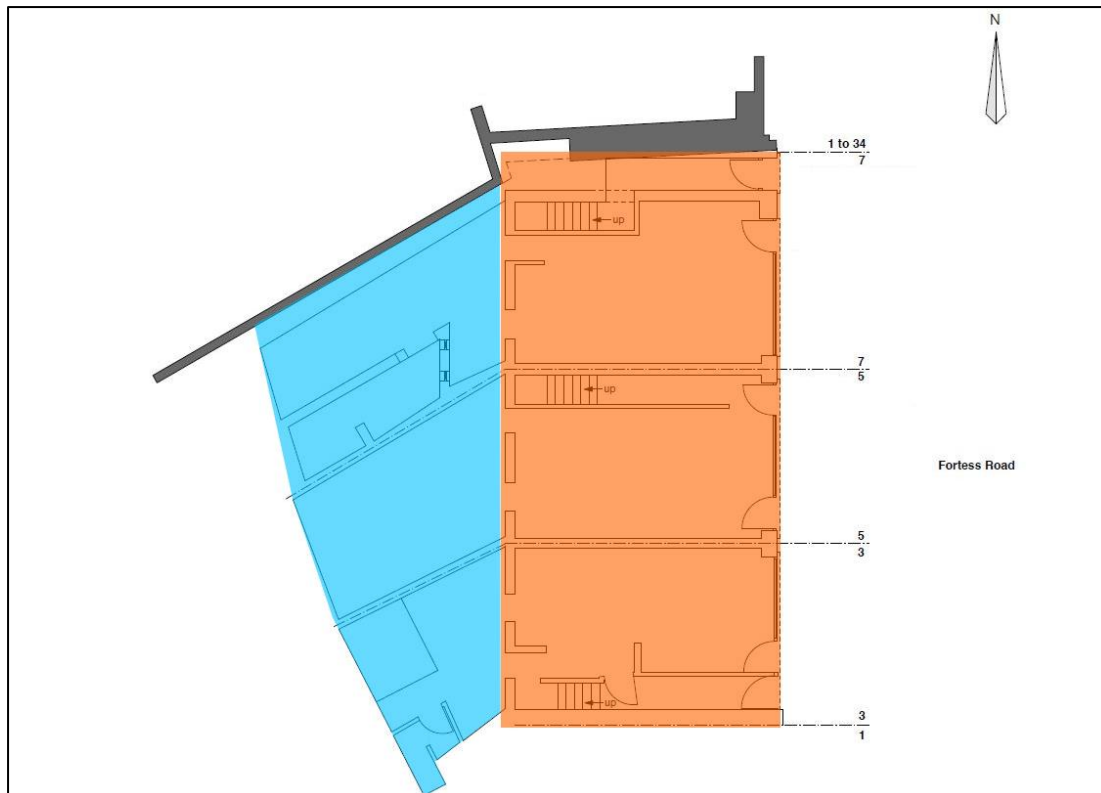


Figure 4: Indicative mapping of likely levels of disturbance/truncation of archaeological deposits by 18<sup>th</sup>-20<sup>th</sup> century development. Orange - high level of disturbance; Blue - comparatively lower level of disturbance

### Site Potential and Impact

- 3.2.16 The overall archaeological potential of the Site is considered to be high. As such, there is a high likelihood that the proposed development may directly impact upon archaeological remains within the Site.
- 3.2.17 Where encountered, remains are likely to be of local significance, associated with Medieval and Post-Medieval roadside and backyard activity, as well as modern development of the Site from the 18<sup>th</sup> century onwards.
- 3.2.18 The likelihood of the proposed development impacting on remains of greater than regional archaeological interest is low.

### Recommendations

- 3.2.19 Due to the potential for archaeological remains to be present within the Site, a programme of archaeological monitoring and recording of subsurface demolition within the Site is recommended to be secured by planning condition, should planning permission be obtained. The result of which should inform on the need and potential scope of further archaeological works during the construction phase.



### 3.3 INDIRECT IMPACTS

#### SETTING STUDY

- 3.3.1 The NPPF definition of the setting of a heritage asset is ‘The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.’
- 3.3.2 Indirect impacts of development upon a heritage asset have a palpable effect, for better or worse, upon the ability to experience its significance from within its setting. Impacts can be associated with all sensory experiences of an asset, but are typically associated with views.
- 3.3.3 Merely appearing in conjunction with a heritage asset within a view may not necessarily bring about a harmful impact to its experience. New development must in some way either enhance an experience or detract from it in order to bring about an indirect impact. Impact that makes no material change to the experience of an asset’s significance is neutral.
- 3.3.4 A search area of 500m centred on the Site was considered. The nature, level and extent of the significance of heritage assets within the initial study area was then established through desk-based research and a Site visit.
- 3.3.5 The initial review demonstrated that a total of 33 designated heritage assets were within the search area, with the ability to be indirectly impacted upon by the proposed development as set out in the table below.
- 3.3.6 Summaries of architectural, historical, artistic and/or archaeological interest include extracts from descriptions held within the National Heritage List for England (<https://www.historicengland.org.uk/listing/the-list/>) and local authority resources at the time of producing the report. These were subsequently expanded upon using archival and other resources, alongside the results of the Site survey, where necessary and proportionate.

Map Reference (see Figure 7)	National Reference	Name	Designation	Setting Assessment?
1	1113016	44-94, Fortess Road	Listed Building	None
2	1113017	96 And 98, Fortess Road	Listed Building	None
3	1356863	Numbers 20 And 22 And Attached Area Railings to Front	Listed Building	None
4	1378940	1 To 7, Highgate Road	Listed Building	None
5	1378942	Numbers 64 And 66 And Attached Railings	Listed Building	None
6	1378943	68 And 70, Highgate Road	Listed Building	None
7	1378944	Fitzroy Terrace	Listed Building	None
8	1379013	Christ Apostolic Church (Former Church of St John)	Listed Building	<b>Yes</b>
10	1379018	The Forum	Listed Building	None

11	1379124	Police Station and Attached Railings and Lamp	Listed Building	None
12	1379136	Kentish Town Centre, Kingsway College and Attached Walls	Listed Building	None
13	1379239	Dawson And Briant	Listed Building	None
14	1379240	The Assembly House Public House	Listed Building	None
15	1379266	Roman Catholic Church of Our Lady Help of Christians	Listed Building	<b>Yes</b>
16	1379289	Number 24 And Railings to Areas and Steps	Listed Building	None
17	1379290	Numbers 26 And 28 And Attached Railings	Listed Building	None
18	1379291	Kentish Town Sorting Office	Listed Building	None
19	1379292	64, Leighton Road	Listed Building	None
20	1379293	Numbers 66, 68 And 70 And Area Railings to Numbers 68 And 70	Listed Building	None
21	1379294	1a, Leverton Place	Listed Building	None
22	1379295	1 And 3, Leverton Street	Listed Building	None
23	1379296	Numbers 2-26 And Railings to Numbers 10 And 20	Listed Building	None
24	1379297	5-23, Leverton Street	Listed Building	None
25	1379343	2 And 3, Little Green Street	Listed Building	None
26	1379344	4-7, Little Green Street	Listed Building	None
27	1379345	8, Little Green Street	Listed Building	None
28	1379378	Church of St Benet and All Saints	Listed Building	None
29	1389592	Pineapple Public House	Listed Building	None
30	1391501	Bull and Gate Public House	Listed Building	None
31	1393824	27, Leighton Road	Listed Building	None
32	1393825	37, Leighton Road	Listed Building	None
N/A	N/A	Kentish Town Conservation Area	Conservation Area	<b>Yes</b>

3.3.7 Due to the scale and density of buildings along the opposing (eastern) side of Highgate Road, properties along the western side of Highgate Road including The Forum, 1-7 Highgate Road and the Bull and Gate Public House, were not assessed in further detail. It is considered that the proposed development would not be able to be appreciated from the street or from within the buildings in such a way that would impact upon the ability to appreciate their special architectural and historical interest.

- 3.3.8 In this instance, those designated heritage assets targeted for detailed assessment enjoyed a degree of intervisibility within views and are landmark architectural features in the townscape.
- 3.3.9 In accordance with Paragraph 194 of the NPPF, this methodology is undertaken proportionate to the proposed development.

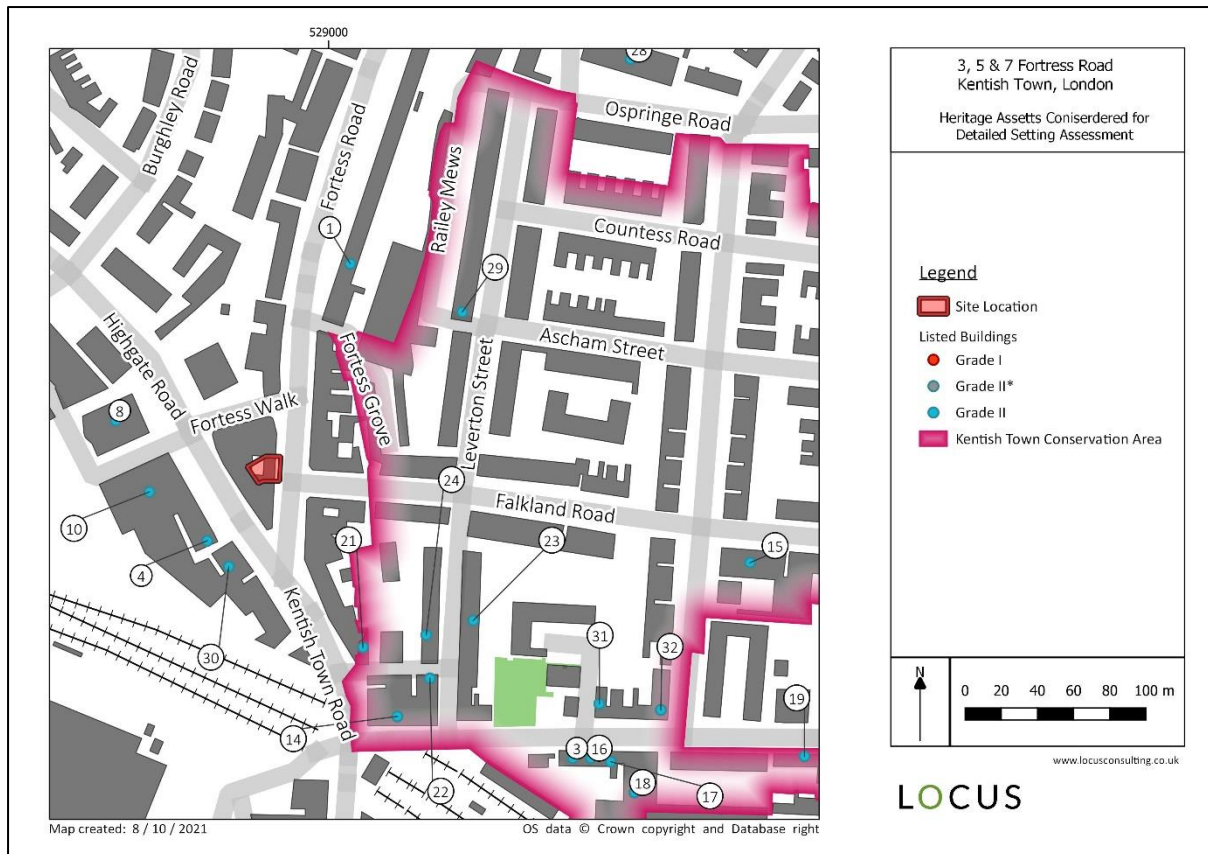


Figure 5: Mapping of designated heritage assets considered for detailed setting assessment

## KENTISH TOWN CONSERVATION AREA

3.3.10 It is considered that the proposed development is only capable of impacting upon the appreciation of the character and appearance of Character Area 5 Lady Margaret Road (see below) of the Kentish Town Conservation Area, through its setting. As such, this assessment will be limited to Character Area 5, as defined by the Kentish Town Conservation Area Appraisal and Management Strategy (London Borough of Camden, 2011).

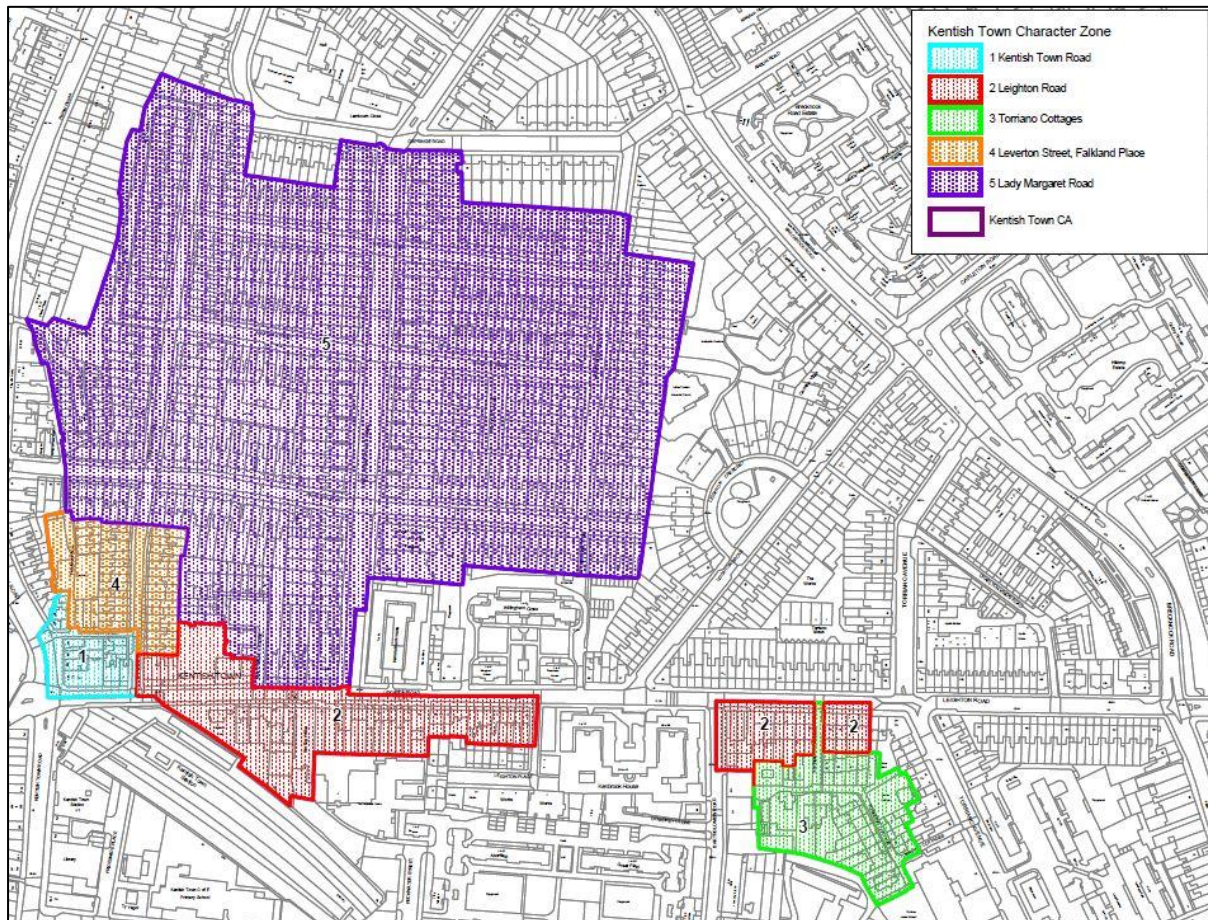


Figure 6: Kentish Town Conservation Area and character areas

### Character and Appearance

3.3.11 The following is an extract of the Kentish Town Conservation Area Appraisal and Management Strategy (London Borough of Camden, 2011).

#### **Character Area 5 - Northern Streets including Lady Margaret Road**

3.3.12 Railey Mews comprises converted Mews houses and small warehouse buildings, the southern section benefits from the retention of historic fabric, with the northern part much altered due to residential conversion and redevelopment. Fortress Grove is also on an intimate smaller scale than the vast majority of the conservation area, with small stucco fronted terraces painted white.

3.3.13 The remaining Streets, Lady Margaret Road, Falkland Road, Ascham Road, Dunolie Road, Dunolie Place, Countess Road and Montpelier Grove comprise residential terraces of mostly 3 storey terraces set within narrow plots. Brick and stucco fronted. Front gardens are small



with longer rear gardens. Detailing and decoration varies from terrace to terrace, rusticated stucco and canted bays on the ground floor are a common feature.

- 3.3.14 The Catholic Church of our Lady dominates on Lady Margaret Road and there are various other uses dispersed throughout this part of the conservation area, including shops and small commercial units. There are a few 20th Century additions, which are generally built on a scale consistent with the prevailing urban form. Ash Court is a block of flats behind Ascham Street, not visible from the surrounding streets.

#### **Local details**

- 3.3.15 Roofs are natural slate where in original condition. Most roofs are set behind parapets, and where mansards have been added these break the parapet line of groups of houses.
- 3.3.16 Walls are predominantly brown buff stock brick, or stucco, in some instances rusticated at ground floor level and in others made to look like painted ashlar, in various colours.
- 3.3.17 Windows are timber and sash up to the twentieth century. Glazing bar configurations vary from small panes up to the mid nineteenth century (on Leighton Road) to larger panes (Leverton Street) following improved technology and repeal of the window tax in 1845 when the price of glass was halved. Window replacements have not always kept to the original patterns.
- 3.3.18 Doors are similar to the windows: they were originally timber, panelled, painted with individual designs or located in groups of similar houses. Many original examples survive but poor replacements have the effect of eroding the quality of the area.
- 3.3.19 Railings were mostly removed in World War II; some examples remain around front areas at 20 to 28, 68 and 70 Leighton Road, and around the Sorting Office.
- 3.3.20 Shop front details were traditionally in timber with large awnings and street displays. This pattern has now been eroded but the pattern is still legible despite many signage alterations, loss of awnings and replacement shop fronts.

#### **Prevalent local and traditional materials and the public realm**

- 3.3.21 There are areas of traditional York stone paving, granite curbs and dished granite sett gutters. However, much of the paving has been replaced with concrete slabs and tarmac on Kentish Town Road and Leighton Road. Traditional paving material remains particularly north of Leighton Road in Lady Margaret Road, Leverton Street, Leverton Place with its granite sett roadway and Falkland Place with a paved pathway.

#### **Physical Surroundings and Experience**

- 3.3.22 The immediate surroundings of the Conservation area in the vicinity of the Site are generally restricted to the north/south routes of Fortress Road and Highgate Road, and their junction to the south, and the small cut-through of Fortress Walk to the north of the Site.
- 3.3.23 Fortress Road is characterised by a variety of residential and commercial developments of mainly 18<sup>th</sup> and 19<sup>th</sup> century date, with some modern infill. Properties are 3-4 storeys in height with retail to ground floor and accommodation above, possibly providing examples of early

parade style developments. Moving north from the Site the use rapidly becomes almost exclusively residential.

- 3.3.24 South and in the immediate vicinity of the Site there is a degree of architectural expression seen within individual build units of typically 3 or 4 properties. Yet there are some coherences notable within the urban form. Buildings are set at the back of the footway, constructed of brick with vertical windows. Properties are decorative, with brickwork and stone detailing applied to a loosely classically proportioned buildings with a sense of symmetry and order. Smaller scale detail to openings, parapets and brickwork (e.g. stringcourses and cornices) varies, often with classical, Italianate, Queen Anne influences discernible.



Figure 7: Mixed use commercial and domestic properties to the immediate southeast of the development on Fortress Road

- 3.3.25 A degree of prioritisation is given to ground floor levels where shopfronts with large windows and broad fascia. Elements of the late 19<sup>th</sup> century fenestration and shopfronts have been retained, notable scrolled pilasters separating units, but in the main they are, at least outwardly, modern. The same applies to residential properties to the north which have stucco ground floors. The arrangement emphasises the role of Fortress Road, offering it up a degree of status.
- 3.3.26 Generally, there is a good degree of historical integrity, with many late 18<sup>th</sup> and 19<sup>th</sup> century building surviving. Two clear exceptions from the junction of Fortress Road and Fortress Walk where the Tool Hire company and modern residential development on the opposing side, are modern adaptations and redevelopments respectively.
- 3.3.27 The modern Co-Op is perhaps most notable as a relatively larger build unit of increased five storey height. The modulation of the building through changes in form and material construction retains a sense of the finer grained townscape around it.



Figure 8: Modern Coop on the corner of Fortress Road and Fortress Walk

3.3.28 Residential areas to the north are more consistent in character, due to their construction as larger build units, and include greenery to the front gardens and a deeper setback, offering up a more suburban character in contrast to the harder urban form seen around the junction of Fortress Road and Highgate Road.



Figure 9: Residential properties on Fortress Road to the north of the Site

3.3.29 Highgate Road contains a number of earlier residential properties of late 18<sup>th</sup> century and early 19<sup>th</sup> century date. They are loosely classical in style and plainer in terms of their finer decoration. The road features two key public buildings, the forum event venue and the Christ Apostolic Church, but it otherwise, to the north, it is characterised by low level modern residential building dating to the Post-war period as well as the functional fire station.





Figure 10: Residential properties on Highgate Road

3.3.30 Along both roads there is a strong degree of activity and high levels of vehicular traffic, and pedestrian footfall. Access into the conservation area is highly limited and is restricted to Falkland Road, itself a one-way vehicular thoroughfare.

#### Contribution made by Site to Significance

3.3.31 The Site forms a terminating feature within easterly views along Falkland Road. Although unappreciated by vehicular traffic the buildings enjoy a degree of prominence in the townscape, accentuated by their location at the end of a vista view along one of the few accessible gateways to the conservation area.

3.3.32 Correspondingly, the deteriorated condition and poor architectural quality of buildings within the Site is highlighted within the view. As such, they can be considered to make a negative contribution to the ability to appreciate the character and appearance of the conservation area, including one of its principal gateways. The poor quality of the view is worsened by the appearance of the recent new building on the corner of Fortress Walk rising above the eaves line, with the juxtaposition of the two structures poorly struck.



Figure 11: View of the Site from Falkland Road

3.3.33 The modest architectural quality and status of the buildings within the Site from a contrast to the more ornate and prestigious residences in the conservation area. The juxtaposition illustrates the timely and rapid growth of the Victorian suburb and, in some ways, assists in the ability to appreciate its historic interest. However, the lower status of the buildings relative to others along Fortress and Highgate Roads, fail to reflect the gentrification of Kentish Town that accompanied the establishment of the suburb. As such, the Site's role in the ability to appreciate the historical interest of the conservation area is considered to be neutral.

## Impact

3.3.34 In principle, the redevelopment of the Site has the ability to bring a very low level of enhancement to the ability to appreciate the character and appearance of the Conservation Area. The condition and architectural quality of the current buildings on Site are poor and modern development to the north is overbearing. The buildings are experienced within a key view out of the conservation area, and form part of a junction and gateway leading into it.

3.3.35 The proposed development is five storeys in height and elements share a common architectural narrative with buildings along Fortress Road (set at back of footway, predominantly its form, grain, brick-built construction, loosely classical proportions, vertical windows, emphasis to ground floor level etc.). Nonetheless, the form of the building, the aluminium clad 5<sup>th</sup> floor, and the use of small-scale decoration in places, differentiates itself from neighbouring properties to degree, as well as those within the conservation area, reflecting the piecemeal development of the street scene.

3.3.36 The 5<sup>th</sup> floor, with dark grey aluminium cladding with photovoltaic panels above, whilst undoubtedly of modern design it is considered to be well-conceived, responding and integrating well to the wider street scene of Fortress Road. The photovoltaic panels may form an irregular roofscape to extended views out from the conservation area along Falkland Road. Their side on alignment will limit any glare and reflectivity, and they will be unappreciable close to the building due to its height. Falkland Road also features street trees which will obscure their presence when in leaf. Accounting for their scale and the distance from which they will be observed, they are unlikely to erode the ability to appreciate the special character and appearance of the conservation area.



Figure 12: Fortress Road elevation

- 3.3.37 The height of proposed building is well judged, reinstating the presence of the building line to west side of Fortress Road, and eliminating an awkward architectural juxtaposition where development to the northeast can be seen above the ridgelines of buildings currently on the Site.
- 3.3.38 It is considered that a component of any design, in respect of the setting of the conservation area, will be to ensure that any redevelopment of the Site maintains a degree of contrast between the area's regular residential streets those to the west which have enjoyed a different historical genesis. To this end the proposed mixed-use development strikes sufficient a contrast, but as previously stated, retains a degree of overall narrative with buildings along Fortress Road.
- 3.3.39 The redevelopment of the Site will constitute an improvement to its own architectural quality and condition, and key views out of the conservation area will not be harmed. The experience of entering the conservation area via the gateway junction of Fortress Road and Falkland Road will be sustained, if not enhanced, by the amelioration of the condition and architectural quality of the Site.
- 3.3.40 Overall, the proposed development will not detract from the ability to appreciate the character and appearance of the Kentish Town Conservation Area as derived from its architectural and historical interest.



## ROMAN CATHOLIC CHURCH OF OUR LADY HELP OF CHRISTIANS



Grade II Listed Building

NHLE References: 1379266

Map Reference: 15

Architectural and Historical Interest

- 3.3.41 Formerly Methodist, now Roman Catholic church. Built 1864-7, designed by By J Tarring. Constructed of Kentish rag random rubble with freestone dressings, in the Gothic style.
- 3.3.42 A 5-bay nave with clerestory and sanctuary, and tower with spire at north-west corner. The west facade has enriched, gabled central west doorway with recessed orders; double doors, set in pointed arches, and quatrefoil tracery over. Above, a 7-light geometrical tracery window. Spire with buttressed belfry and lucarnes above. North facade with 3 gabled and buttressed bays, each with 2 traceried windows reflecting interior galleries.

Asset's Physical Surroundings and Experience

- 3.3.43 The physical surroundings of the church are described in the conservation area appraisal and a relevant extract is included in the review of the conservation area's setting above. As such, the broader, rather than intimate setting of the church is considered here.
- 3.3.44 The church sits at centre of suburb and is encountered as a designed element of it. The full scale and character of the building is only appreciated within close proximity at the corner of Lady Margaret Road and Falkland Road.

- 3.3.45 The spire is a landmark feature in the suburb and is intentionally featured within views along Falkland Road, emphasising the designed nature of its own aesthetic and its special status within the local community as a place of worship.
- 3.3.46 The spire also serves as a waymark, promoting its presence in a way that enables appreciation of its architectural and historic interest in a way that exemplifies its important historical role within the surrounding historic suburb.

#### Contribution made by Site to Significance

- 3.3.47 There are no clear historical associations between the Site and the church, and as such the Site plays little if any role in the ability to appreciate its historical interest.
- 3.3.48 The Site forms a terminating feature along Falkland Road at its junction with Fortress Road, a gateway to the conservation area and the beginning of a long vista view that includes the church spire. The easterly view of the church spire centred within the conservation area is of high value.
- 3.3.49 As previously discussed, buildings within the Site do not bear strong historical or architectural relationship with those within the conservation area, including the church, but instead relate to an earlier phase of the town's 19<sup>th</sup> century development along Fortress Road.
- 3.3.50 The condition and poor architectural quality of the buildings is considered to be mildly detrimental to the experience of the junction and the beginning of a long vista view that features the church spire that enables the appreciation of its architectural and historical interest.
- 3.3.51 Overall, in its current form the Site has a neutral impact upon the ability to appreciate the significance of the Grade II listed church.

#### Impact

- 3.3.52 The proposed development falls comfortably within a group of secular buildings that form the wider setting of the church. The scale, form and material construction would not promote development within the townscape in such a way as to detract from the prominence of the church.
- 3.3.53 Redevelopment of the Site will constitute an improvement to its own architectural quality and condition, and the quality of the key views along Falkland Road, including that of the church spire will not be harmed. The experience of entering Falkland Road via the gateway junction with Fortress Road will be sustained, if not enhanced, by the amelioration of the condition and architectural quality of the Site.
- 3.3.54 Overall, the impact of the proposed development upon the ability to appreciate the architectural and historical interest of the church will be neutral.

## CHRIST APOSTOLIC CHURCH (FORMER CHURCH OF ST JOHN)



Grade II Listed Building

NHLE References: 1379013

Map References: 8

Architectural and Historical Interest

3.3.55 Built on the site of the Kentish Town Chapel by James Wyatt, 1783, of which only the nave walls and the heightened shallow western apse remain. The rest rebuilt and extended 1843-5 by JH Hakewill.

3.3.56 Constructed of grey brick with carved stone dressings, with slate pitched roofs. North and south aisles with galleries (removed 1889), vestry and south porch, east end with twin stone spired towers with louvred Romanesque type belfry openings and lean-to porches decorated with heavy neo-Norman and thirteenth-century ornament. East facade buttressed with window of 3 round-arched lights separated by colonnettes; narrow round-arched window above and roundel in gable which has Lombard type frieze. Behind the porches, gable ends of side aisles with 2-light round-arched windows.

Asset's Physical Surroundings and Experience

3.3.57 The physical surroundings of the church are described in the review of the conservation area's setting above, with additional information and a consideration of its experience provided below.

- 3.3.58 The immediate surroundings of the Site are ostensibly modern, with the fire station, new residential apartment block housing the Co-Op and industrial unit to the north. The adjacent Forum building is inter-war in date, the broad form and muscular massing of which dominates the immediate surroundings, including the setting of the church.
- 3.3.59 Highgate remains an historic routeway and the church makes a landmark contribution to the streetscene. The setback of the church allows for a small garden plot and ample parking provision. Low railings and hawthorn hedge to the front are evocative of the once rural nature of the village, and are perhaps the last clear traces of the settlement's early history.
- 3.3.60 The church forms a terminating building to Fortress Walk which affirms its historical status and communal role in the town and enable the appreciation of its decorative eastern frontage. The relationship between church and street is not a designed townscape, but a more fortuitous experience, with the church lying slightly north of the east/west orientation of Fortress Walk.
- 3.3.61 The church's deep setback, detached form, Romanesque ecclesiastical style and stone construction set it apart from other buildings within the townscape. The use of stone is an intentional diversion from the brick construction of secular buildings, a common feature of Victorian townscapes. Again, the arrangement emphasises its special status and communal role, enabling the ability to appreciate its historical and architectural interest.
- 3.3.62 The marked contrasts between secular and non-secular buildings in the townscape is a key element of the church's setting and the experience of its special historical role and architectural interest.

#### Contribution made by Site to Significance

- 3.3.63 The Site forms one of a number of secular buildings that together offer the church a relatively more prominent role in the townscape by virtue of its scale, form, massing, style, setback and material construction.
- 3.3.64 Buildings on the Site relate to an earlier phase of Kentish Town's history and do not bear any notable historical association with the church's initial construction (as a chapel) nor its later aggrandisement.
- 3.3.65 The Site and the church are visible together within views around the junction of Fortress Road and Fortress Walk. Together with other 19<sup>th</sup> century buildings of far improved quality and condition, buildings within the Site create a general sense of historical integrity to the late 18<sup>th</sup> and 19<sup>th</sup> century townscape within which the church sits. Within the views, the Site and church are divided by the new residential development and views of the church are flanked by it and the fire station.
- 3.3.66 Overall, the quality of the shared view is not notable and does little to assist in the appreciation of the church's special architectural and historical interest.





Figure 13 View from the corner of Fortress Road and Fortress Walk

## Impact

- 3.3.67 The proposed development falls comfortably within a group of secular buildings that form the wider townscape setting of the church.
- 3.3.68 The impact of the proposed development upon the ability to appreciate the architectural and historical interest of the church will be neutral.

# CONCLUSIONS & RECOMMENDATIONS

## CONCLUSIONS

- 3.3.69 The Site lies within the setting of a number of listed buildings and Character Area 5 of the Kentish Town Conservation Area. The Site plays a prominent role as a terminating building of Falkland Road, the junction of which with Fortress Road is a key gateway to the Conservation Area.
- 3.3.70 The proposed development will bring about an amelioration of the quality and condition of the streetscape of Fortress Road and will have a neutral impact upon the ability to appreciate the significance of heritage assets from within their townscape settings.
- 3.3.71 Groundworks within the Site have the potential to impact upon archaeological remains. If and where found in situ these are most likely to be associated with Late-Medieval, Post-Medieval and later occupation, and are likely to be of local to, at the very most, regional significance.

## RECOMMENDATIONS

- 3.3.72 Due to the potential presence of archaeological remains in the Site and the nature of proposed excavations, bearing in mind Paragraph 56 of the NPPF, it is suggested that a programme of archaeological monitoring and recording be undertaken during subsurface demolition works.

## POSITION

- 3.3.73 The direct and indirect impact of the proposed development upon designated heritage assets is neutral. As such Paragraph 202 does not apply.
- 3.3.74 Review of the development finds that it makes a logical and well-conceived addition to the Fortress Road scene, with its scale, form, massing and material construction responding well to general historical development of the area and the parameters of the Site.
- 3.3.75 In bringing about a neutral impact upon the setting of surrounding heritage assets, the proposed development accords with the requirements of Section 66 of the Planning (Listed Buildings and Conservation areas) Act 1990 and Paragraphs 194 and 199 of the NPPF.
- 3.3.76 In light of the above, the development is considered to conform to Policy D2 of the Camden Local Plan (Adopted 2017), and Policies 7.8 and HC1 of the Current (Adopted 2016) and Draft London Plans respectively.
- 3.3.77 Overall, the results of the report finds that no weight, either for or against, should be afforded to the proposed development upon grounds of the prevailing framework of law and policy associated with the historic environment.

## 4 REFERENCES

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### MAPPING

Range of Historic Ordnance Survey mapping, available at the National Library of Scotland:

<https://maps.nls.uk/geo/find/#zoom=17&lat=51.8484&lon=1.2726&layers=102&b=1&point=0,0>

Aerial/Satellite Imagery from Google Earth Pro

# APPENDIX

## APPENDIX 1: ASSESSMENT METHODOLOGY

### Aims and Scope

- 4.1.1 The aim of this assessment is to establish the known and potential buried archaeological resource within the Site and its environs, and assess the magnitude of any potential impacts which may be imposed upon this resource by the proposed development.
- 4.1.2 *GPA 2: Managing Significance in Decision-Taking in the Historic Environment* (Historic England, 2015), provides information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG). These include; assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.
- 4.1.3 For the purposes of assessing potential impact on the setting of heritage assets, the procedures laid out within the Historic England document *Historic England Good Practice Advice Note 3: The Setting of Heritage Assets* (Historic England, 2017) have been followed.
- 4.1.4 Advice set out within the Historic England documents Conservation Principles, Policies and Guidance (English Heritage, 2008), Management of Research Projects in the Historic Environment: The MoRPHE Project Manager's Guide (Historic England, 2015), and the Chartered Institute for Archaeologists' (CIfA) Standard and Guidance: historic environment desk-based assessment (Chartered Institute for Archaeologists, 2014) have been followed.

### The Heritage Resource

- 4.1.5 The heritage resource is divided into two broad categories, designated heritage assets and non-designated heritage assets. Designated heritage assets are considered to be of national and regional importance, whilst non-designated heritage assets are considered to be of local importance.
- 4.1.6 Designated heritage assets consist of:
- World Heritage Sites
  - Scheduled Monuments
  - Listed Buildings
  - Registered Parks and Gardens
  - Registered Battlefields
  - Protected Wreck Sites
  - Conservation areas (for the purposes of this assessment, Conservation areas will be included as designated heritage assets)

- 4.1.7 The various elements of the heritage resource have been taken into account, and the potential development impacts upon them considered.

#### Sources

- 4.1.8 The following sources of heritage and planning data and information were consulted:

##### *Designated Heritage Asset data*

- 4.1.9 These datasets are available from Historic England, and contain data on all recorded designated heritage assets in England, i.e., World Heritage Sites, Scheduled Monuments, listed buildings, Registered Parks and Gardens, Registered Battlefields and Protected Wreck Sites. The data were consulted in January 2019.

##### *Non-Designated Heritage Asset data*

- 4.1.10 These datasets are available from the Greater London Historic Environment Record and contain data on all recorded designated and non-designated heritage assets in Greater London. The data was consulted in January 2019.

##### *Cartographic Sources*

- 4.1.11 Historic mapping was obtained online. Information from historic maps, other than tracing the above-ground development of a Site or place, can assist in the assessment of archaeological potential by highlighting previously unrecorded features, enabling an understanding of how the land has been managed in the recent past and identifying areas where development is likely to have removed or truncated below-ground archaeological deposits. All maps consulted are listed in the References of the main report.

##### *National Legislation and Planning Documents*

- 4.1.12 The treatment of the historic environment within a development and planning context is governed by legislation and national policy set out by the National Planning Policy Framework (NPPF), which itself dictates local authority planning policy. All relevant national and local planning policy documents were consulted in February 2019, and are detailed in Appendix 2.

#### Assumptions and Limitations

- 4.1.13 Much of the information used by this assessment consists of secondary information compiled from a variety of sources. The assumption is made that this information is sufficiently accurate.
- 4.1.14 The HER is a record of known archaeological and historic features. It is not an exhaustive record of all surviving historic environment features and it does not preclude the existence of further features which are unknown at present.

## APPENDIX 2: PLANNING POLICY

Table 1: National Legislation relevant to the proposed development.

<p><b>Planning (Listed Buildings and Conservation Areas) Act (1990)</b></p>	<p>The Planning (Listed Buildings and Conservation Areas) Act 1990 covers the registration of Listed Buildings (that is those buildings that are seen to be of special architectural or historic interest) and the designation of Conservation Areas (areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance).</p> <p>A Listed Building may not be demolished or altered or extended in any manner which would affect its character as a building of special architectural or historic interest without Listed Building Consent being granted.</p> <p>There are three grades of listed building (in descending order):</p> <ul style="list-style-type: none"> <li>• Grade I: buildings of exceptional interest;</li> <li>• Grade II*: particularly important buildings of more than special interest; and</li> <li>• Grade II: buildings of special interest, warranting every effort to preserve them.</li> </ul> <p>When making a decision on all <u>listed building consent</u> applications or any decision on a planning application for <u>development</u> that affects a <u>listed building</u> or its <u>setting</u>, a <u>local planning authority</u> must have special regard to the desirability of <u>preserving the building</u> or its setting or any features of <u>special architectural</u> or <u>historic interest</u> which it possesses. Preservation in this context means not harming the interest in the building, as opposed to keeping it utterly unchanged.</p> <p>The Act requires local planning authorities to pay special attention throughout the planning process to desirability of preserving or enhancing the character or appearance of a Conservation Area.</p>
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Table 2: National Policy relevant to the proposed development

Title	Content
<b>NPPF Chapter 16, Paragraph 189</b>	Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
<b>NPPF Chapter 16, Paragraph 190</b>	Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account: <ul style="list-style-type: none"> <li>a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;</li> <li>b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;</li> <li>c) the desirability of new development making a positive contribution to local character and distinctiveness; and d) opportunities to draw on the contribution made by the historic environment to the character of a place.</li> </ul>
<b>NPPF Chapter 16, Paragraph 191</b>	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, and that the concept of conservation is not devalued through the designation of areas that lack special interest.
<b>NPPF Chapter 16, Paragraph 192</b>	Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to: <ul style="list-style-type: none"> <li>a) assess the significance of heritage assets and the contribution they make to their environment; and</li> <li>b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.</li> </ul>
<b>NPPF Chapter 16, Paragraph 193</b>	Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.
<b>NPPF Chapter 16, Paragraph 194</b>	In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is



	sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
<b>NPPF Chapter 16, Paragraph 195</b>	Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
<b>NPPF Chapter 16, Paragraph 196</b>	Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.
<b>NPPF Chapter 16, Paragraph 197</b>	In determining applications, local planning authorities should take account of: <ul style="list-style-type: none"> <li>a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</li> <li>b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and</li> <li>c) the desirability of new development making a positive contribution to local character and distinctiveness.</li> </ul>
<b>NPPF Chapter 16, Paragraph 199</b>	When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
<b>NPPF Chapter 16, Paragraph 200</b>	Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: <ul style="list-style-type: none"> <li>a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;</li> </ul>

	b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.
<b>NPPF Chapter 16, Paragraph 201</b>	<p>Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:</p> <ul style="list-style-type: none"> <li>a) the nature of the heritage asset prevents all reasonable uses of the site; and</li> <li>b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and</li> <li>c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and</li> <li>d) the harm or loss is outweighed by the benefit of bringing the site back into use.</li> </ul>
<b>NPPF Chapter 16, Paragraph 202</b>	Where a development proposal will lead to 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, where appropriate, securing its optimum viable use.
<b>NPPF Chapter 16, Paragraph 203</b>	The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect 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.
<b>NPPF Chapter 16, Paragraph 204</b>	Local planning authorities should not permit the 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.
<b>NPPF Chapter 16, Paragraph 205</b>	Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

<b>NPPF Chapter 16, Paragraph 206</b>	Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
<b>NPPF Chapter 16, Footnote 68</b>	Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

Table 3: Policies extracted from the Camden Local Plan (adopted 2017), relevant to the proposed development

<b>Policy D2 Heritage</b>	<p>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.</p> <p><b>Designated heritage assets</b></p> <p>Designed heritage assets include conservation areas and listed buildings. 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:</p> <ul style="list-style-type: none"> <li>a. the nature of the heritage asset prevents all reasonable uses of the site;</li> <li>b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;</li> <li>c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and</li> <li>d. the harm or loss is outweighed by the benefit of bringing the site back into use.</li> </ul> <p>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.</p> <p><b>Conservation areas</b></p> <p>Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. 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.</p> <p>The Council will:</p> <ul style="list-style-type: none"> <li>e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;</li> </ul>
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	<p>f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;</p> <p>g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and</p> <p>h. 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.</p> <p><b>Listed Buildings</b></p> <p>Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed ‘designated heritage assets’. To preserve or enhance the borough’s listed buildings, the Council will:</p> <p>i. resist the total or substantial demolition of a listed building;</p> <p>j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and</p> <p>k. resist development that would cause harm to significance of a listed building through an effect on its setting.</p> <p><b>Archaeology</b></p> <p>The Council will protect remains of archaeological importance by ensuring acceptable measures are taken proportionate to the significance of the heritage asset to preserve them and their setting, including physical preservation, where appropriate.</p> <p><b>Other heritage assets and non-designated heritage assets</b></p> <p>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.</p> <p>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.</p>
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Table 4: Policies extracted from the London Plan (adopted 2016), relevant to the proposed development.

<p><b>POLICY 7.8 HERITAGE ASSETS AND ARCHAEOLOGY</b></p>	<p><b>Strategic</b></p> <p><b>A</b> London’s heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.</p> <p><b>B</b> Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site’s archaeology.</p> <p><b>Planning decisions</b></p> <p><b>C</b> Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.</p> <p><b>D</b> Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.</p> <p><b>E</b> New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.</p> <p><b>LDF preparation</b></p> <p><b>F</b> Boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London’s environmental quality, cultural identity and economy as part of managing London’s ability to accommodate change and regeneration.</p> <p><b>G</b> Boroughs, in consultation with English Heritage, Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.</p>
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Table 5: Policies extracted from the Draft New London Plan, relevant to the proposed development.

<p><b>Policy HC1 Heritage conservation and growth</b></p>	<p><b>A</b> Boroughs should, in consultation with Historic England and other relevant statutory organisations, develop evidence that demonstrates a clear understanding of London’s historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to the heritage assets, landscapes and archaeology within their area.</p> <p><b>B</b> Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London’s heritage in regenerative change by: 1) setting out a clear vision that recognises and embeds the role of heritage in place-making 2) utilising the heritage significance of a site or area in the planning and design process 3) integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place 4) delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.</p> <p><b>C</b> Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings, should also be actively managed. Development proposals should seek to avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.</p> <p><b>D</b> Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.</p> <p><b>E</b> Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.</p>
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## HISTORIC ENVIRONMENT RESOURCE

This Appendix provides illustration and tabulation of known designated and heritage features within 500m of the Site. The information is sourced from the Historic England National Heritage List for England (Designated Heritage Assets), and the Greater London Historic Environment Record (heritage features and monuments).

Map Reference	National Reference	Name	Grade
1	1113016	44-94, Fortess Road	II
2	1113017	96 And 98, Fortess Road	II
3	1356863	Numbers 20 And 22 And Attached Area Railings To Front	II
4	1378940	1 To 7, Highgate Road	II
5	1378942	Numbers 64 And 66 And Attached Railings	II
6	1378943	68 And 70, Highgate Road	II
7	1378944	Fitzroy Terrace	II
8	1379013	Christ Apostolic Church (Former Church Of St John)	II
10	1379018	The Forum	II
11	1379124	Police Station And Attached Railings And Lamp	II
12	1379136	Kentish Town Centre, Kingsway College And Attached Walls	II
13	1379239	Dawson And Briant	II
14	1379240	The Assembly House Public House	II
15	1379266	Roman Catholic Church Of Our Lady Help Of Christians	II
16	1379289	Number 24 And Railings To Areas And Steps	II
17	1379290	Numbers 26 And 28 And Attached Railings	II
18	1379291	Kentish Town Sorting Office	II
19	1379292	64, Leighton Road	II
20	1379293	Numbers 66, 68 And 70 And Area Railings To Numbers 68 And 70	II
21	1379294	1a, Leverton Place	II
22	1379295	1 And 3, Leverton Street	II
23	1379296	Numbers 2-26 And Railings To Numbers 10 And 20	II
24	1379297	5-23, Leverton Street	II
25	1379343	2 And 3, Little Green Street	II
26	1379344	4-7, Little Green Street	II

27	1379345	8, Little Green Street	II
28	1379378	Church Of St Benet And All Saints	II
29	1389592	Pineapple Public House	II
30	1391501	Bull And Gate Public House	II
31	1393824	27, Leighton Road	II
32	1393825	37, Leighton Road	II
96	N/A	Kentish Town Conservation Area	N/A

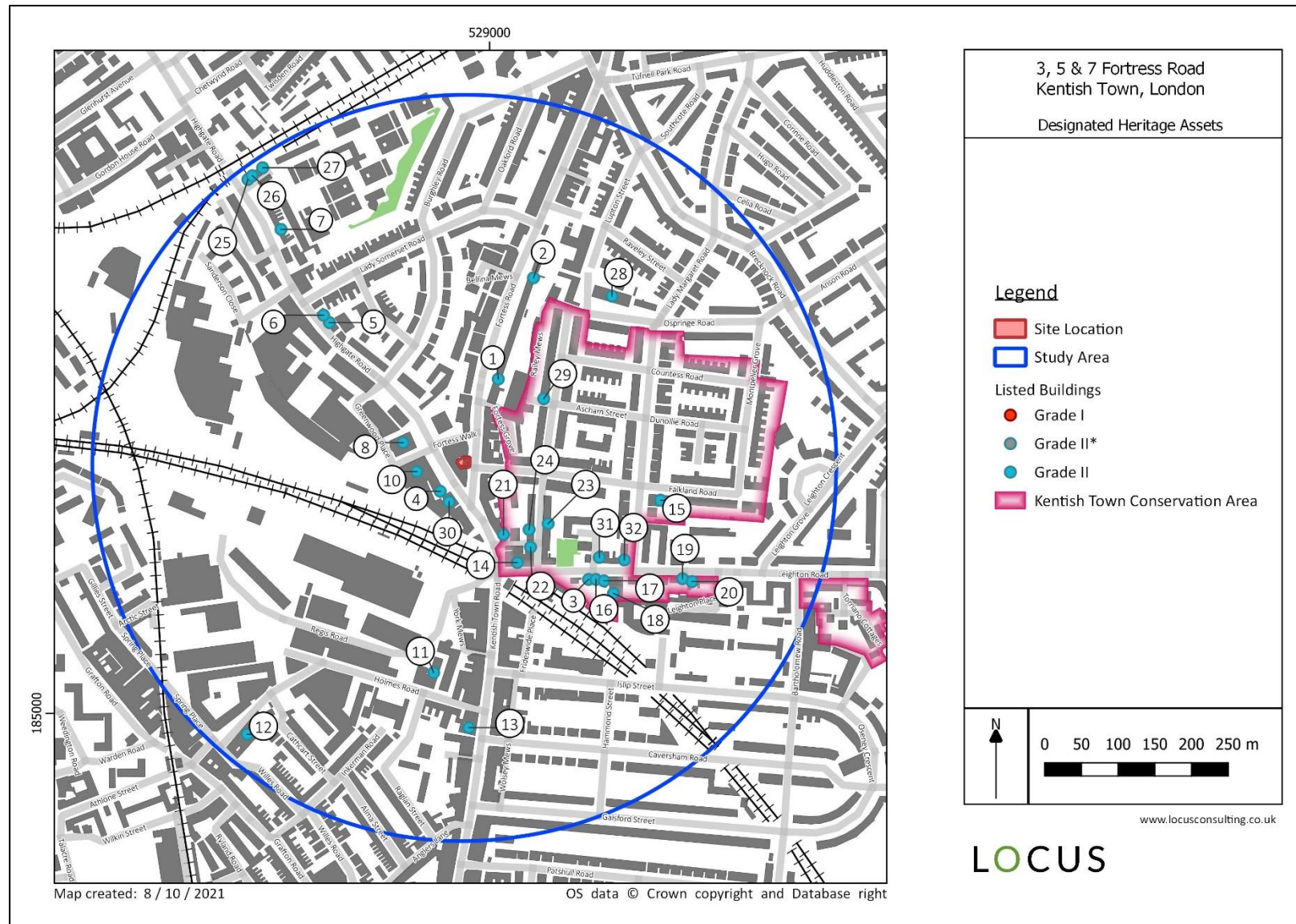


Figure 14: Designated Heritage Assets

Map Reference	HER Reference	Name	Type
33	MLO102564	Kentish Town Road, (No.389), {Bull and Gate Public House}, Kentish Town {Late 19th Century Public House}	Public House
34	MLO103037	Leighton Road (No.37), Kentish Town, Camden, NW5 2QG {19th century house}	House; Parapet; Cornice; Pilaster; Fanlight; Fireplace; Architrave; Patera; Political Club
35	MLO103038	Leighton Road (No.27), Kentish Town, Camden, NW5 2QG {19th century terraced house}	Terraced House; Parapet; Cornice; Light; Architrave; Column; Jetty
36	MLO103797	Leighton Grove, [Leighton Crescent Playground], Camden, NW5, {19th Century Garden}	Garden; Tennis Court; Lawn
37	MLO103800	Montpelier Grove/off Brecknock Road, [Montpelier Gardens], Camden, NW5/N19, {19th Century Garden}	Garden; Wall; Rockery; Lawn
38	MLO104322	Lupton Street/Ospringe Road [St Benet and All Saints Church Garden], Kentish Town, Camden, NW5, {churchyard}	Church; Church; Notice Board; Seat; Flower Bed
39	MLO81548	Leverton Street, [Pineapple Public House], Camden, {1868 public house}	Public House
40	MLO90032	Kentish Town Road [Kentish Town Underground Station], Kentish Town, Camden {20th century underground station}	Underground Railway Station; Pilaster; Cornice; Architrave
41	MLO99510	Kentish Town Road, [Rear of No 210], Camden, {Victorian period made ground and late 19th century building}	Made Ground; Building; Wall
42	MLO11085	FORTESS ROAD	Road; Road
43	MLO17809	HIGHGATE RD	Road
44	MLO17812	WOLSEY TERRACE	Farmhouse; Moated Site; Moated Site; Farmhouse
45	MLO17813	ERSKINE RD (CORNER OF )	Manor House
46	MLO17814	WOLSEY TERRACE	Toll House; Toll House
47	MLO17832	HIGHGATE HILL	Settlement; Road
48	MLO17862	HIGHGATE RD	Road; Road
49	MLO18055	WOLSEY TERRACE	Pound; Pound
50	MLO18066	ROYAL COLLEGE ST	Manor House; Manor House
51	MLO46415	HIGHGATE RD	Road; Road
52	MLO46418	WOLSEY TERRACE	Drawbridge; Drawbridge
53	MLO46608	WOLSEY TERRACE	Moat; Ditch; Ditch; Moat



54	MLO77449	CROWN PLACE MEWS, KENTISH TOWN ROAD, NW5	Made Ground; Building Rubble; Rubbish Pit; Quarry Pit
55	MLO79862	70 Fortess Road	Terraced House; Terrace; House
56	MLO79863	98 Fortess Road	House
57	MLO80921	NUMBERS 20 AND 22 AND ATTACHED AREA RAILINGS TO FRONT	House; Railings
58	MLO81097	5 Highgate Road	Terraced House; Terrace; Terrace; Terraced House; Terraced House; Terrace
59	MLO81099	NUMBERS 64 AND 66 AND ATTACHED RAILINGS	Semi Detached House; Railings
60	MLO81100	70 Highgate Road	Semi Detached House
61	MLO81101	FITZROY TERRACE	Terraced House; Terrace; Terraced House; Terrace
62	MLO81167	CHURCH OF ST JOHN, KENTISH TOWN	Church; Commemorative Monument; Commemorative Monument; Commemorative Monument; Church
64	MLO81187	THE FORUM	Cinema; Metal Framed Building; Concert Hall
65	MLO81293	POLICE STATION AND ATTACHED RAILINGS AND LAMP	Police Station; Police Station; Railings
66	MLO81305	KENTISH TOWN CENTRE, KINGSWAY COLLEGE AND ATTACHED WALLS	Board School; Board School; Boundary Wall; Further Education College
67	MLO81402	DAWSON AND BRIANT	Shop; Apartment; Shop
68	MLO81403	THE ASSEMBLY HOUSE PUBLIC HOUSE	Public House
69	MLO81429	ROMAN CATHOLIC CHURCH OF OUR LADY HELP OF CHRISTIANS	Methodist Chapel; Roman Catholic Church
70	MLO81452	NUMBER 24 AND RAILINGS TO AREAS AND STEPS	House; Railings
71	MLO81453	NUMBERS 26 AND 28 AND ATTACHED RAILINGS	Railings; Semi Detached House; House
72	MLO81454	KENTISH TOWN SORTING OFFICE	Date Stone; Sorting Office
73	MLO81455	64 Leighton Road	House

74	MLO81456	NUMBERS 66, 68 AND 70 AND AREA RAILINGS TO NUMBERS 68 AND 70	Terrace; Terraced House; Railings
75	MLO81457	A 1 Leverton Place	House; House
76	MLO81458	1 Leverton Street	House
77	MLO81459	NUMBERS 2-26 AND RAILINGS TO NUMBERS 10 AND 20	Railings; Stepped Terrace; Terraced House
78	MLO81460	15 Leverton Street	Terrace; Terraced House
79	MLO81506	3 Little Green Street	Shop; Terraced House; Terrace; House
80	MLO81507	7 Little Green Street	Terraced House; Shop; Terrace; House
81	MLO81508	8 Little Green Street	Terraced House
82	MLO81521	CHURCH OF ST BENET AND ALL SAINTS	Church; Church
83	ELO11853	Islip Street [Kentish Town School], Kentish Town, Camden: Desk Based Assessment	Desk Based Assessment
84	ELO12191	Fortess Road (11-13), Camden, NW5 1AD: Desk Based Assessment	Desk Based Assessment
85	ELO13466	Greenwood Place/Highgate Road, Kentish Town, Camden, NW5: Historic Environment Assessment	Desk Based Assessment
86	ELO16930	Highgate Road (No 1a), Kentish Town, Camden: Heritage Statement	
87	ELO16931	Highgate Road (No 1a), Kentish Town, Camden: Desk Based Assessment	Desk Based Assessment
88	ELO16960	Highgate Road, Kentish Town, Camden, NW5: Historic Environment Assessment	Desk Based Assessment
89	ELO7602	Kentish Town Road (No 210), Camden, NW5, Desk Based Assessment	Desk Based Assessment
90	ELO8806	Kentish Town Road, (No 210), Camden, Watching Brief	Watching Brief
91	ELO17228	Greenwood Place [Greenwood Centre], Kentish Town, London, NW5: Archaeological Evaluation	Trial Trench
92	ELO9103	Spring Place [Land at] Camden: Desk Based Assessment	Desk Based Assessment
93	ELO18180	Wolsey Mews [Garages] London Borough of Camden: Archaeological Watching Brief	Watching Brief
94	ELO1397	Crown Place Mews, Kentish Town Road, Camden, NW5, Evaluation	Trial Trench
95	ELO14946	Northern London Railway and the Gospel Oak to Barking Line: heritage audit trail	

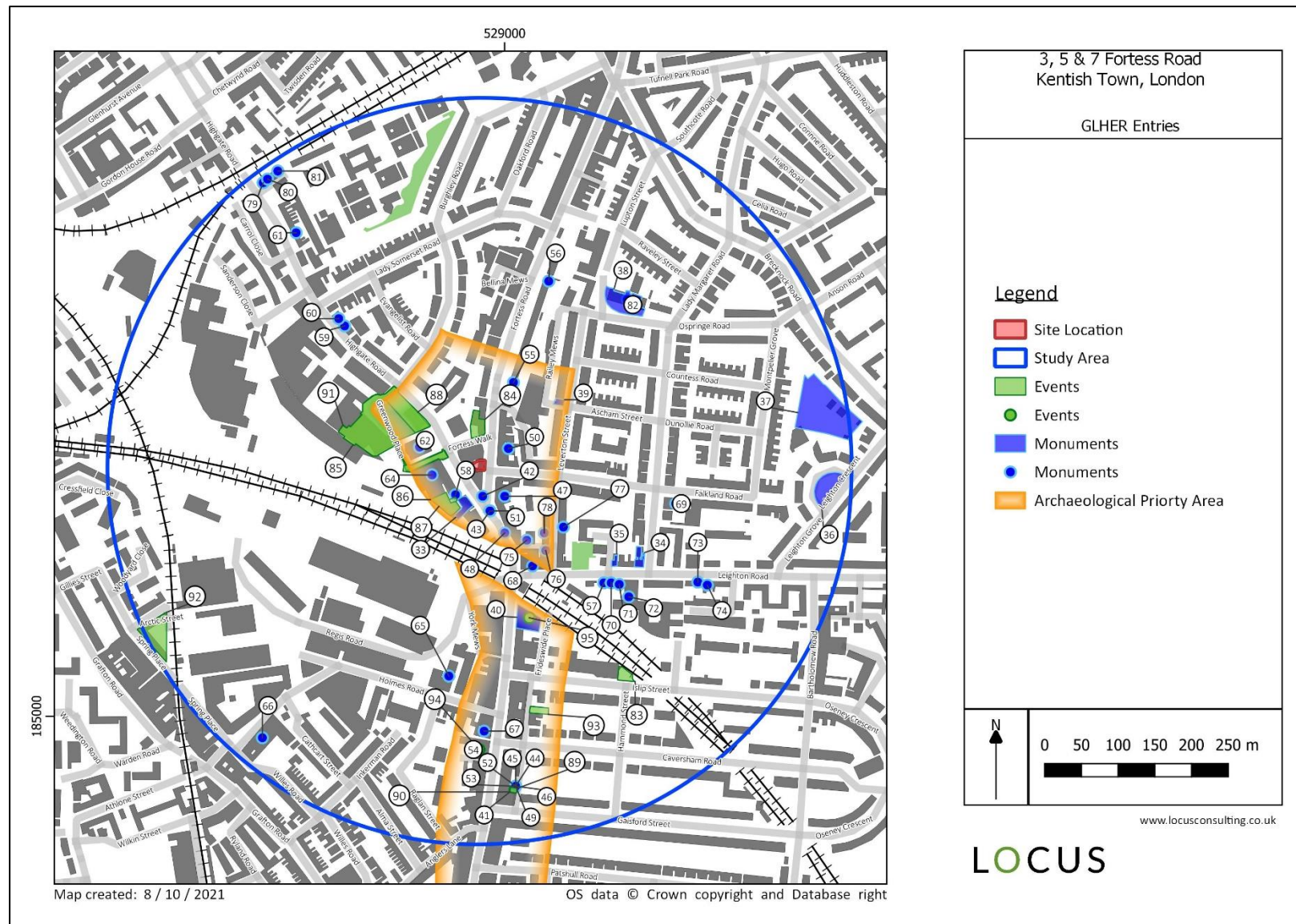


Figure 15: Entries recorded by the Greater London HER

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