

Camden Council
Planning Department
5 Pancras Square
London
N1C 4AG

22 December 2021

Our Ref: 6270

Dear Sir/Madam

RE Listed Building Consent Application for: *"Installation of New Internal Shopfront"* at Chalk Farm Underground Station, Haverstock Hill, NW3 2BP

On behalf of our client, Popin Chalk Farm Ltd, please find enclosed a Listed Building Consent (LBC) application seeking to sensitively install an internal shopfront within Chalk Farm Underground Station, Camden. The application is submitted following discussions with TfL's Heritage Advisor, to ensure any works are sensitive to the special character of the listed building.

In summary, the proposals seek to install an aluminium shopfront frame with glass panels into the existing east-facing opening of the unit. The unit in question sits within Chalk Farm Underground Station, to the west of the Adelaide Road entrance. The modest works are completely internal and focused on a much altered and less sensitive part of the listed building. Nonetheless, the proposals will aesthetically update the commercial unit and LBC is sought to enable the works to be implemented.

This letter serves as a proportionate heritage and design & access statement, as required by paragraph 194 of the NPPF. It will explore the heritage significance of relevant heritage assets that could be affected by the works. It will then review if any aspect of the works could be understood to impact significance, with reference to local and national planning policy.

The only heritage asset relevant to the shopfront alterations is considered to be Chalk Farm Underground Station (Grade II).

Chalk Farm Underground Station

The station was built in 1906-07 by the Underground Electric Railways Co. of London (UERL) and now forms part of the Northern Line. The Station is considered a prime example of Leslie Green's designs for London's Underground network and retains many original features, both internally and externally, including its distinctive 'ox-blood red' external tiling.

Most of Green's surviving stations, of which Belsize Park, Caledonian Road, Chalk Farm, Covent Garden, Elephant and Castle, and Russell Square are notable examples, are instantly recognizable from the outside, because of their use of faience tiling within an Edwardian Baroque idiom. They illustrate a phase in the development of the capital's transport system, with the pioneering use of a strong and consistent corporate image.

Chalk Farm Underground Station was listed at Grade II on 20th July 2011. The listing entry notes the following reasons for designation:

*“Architectural interest: a good example of a station designed by Leslie Green to serve the CC&HR, later the Northern Line; situated at the acute angle of the road junction, it is externally the most impressive and distinctive of the surviving Green stations, and retains three early tiled Underground signs, now rare **

Interior: while altered, features of interest survive including tiling at lower levels.

Historic interest: the Yerkes group of stations designed by Leslie Green illustrate a remarkable phase in the development of the capital's transport system, with the pioneering use of a strong and consistent corporate image; the characteristic ox-blood faience façades are instantly recognisable and count among the most iconic of London building types”



Internal Shopfront



Inside of the Unit

The unit in question, to the west of the station is a small irregular space adjacent to the Adelaide Road entrance. Historically, this space might have served as ancillary space for staff or for ticketing, however more recent history has seen it used as a retail kiosk. This has resulted in modern additions, such as a suspended ceiling, roller shutters, boxed out shopfront frame and sections of modern tiling. The internal space now appears tired and dated.

Although not original, elements of the internal wall tiling have potential for historic interest but now show signs of wear and tear. The most significant part of the unit is the external elevation, which retains original red tiling and decorative architectural features.

Proposals

The application seeks LBC for the following works to the unit:

- Installation of aluminium shopfront frame with glass panels to internal shopfront
- Installation of metal frame glazed door

Heritage Assessment

The existing unit is empty and has been vacant for a period of time. Currently there is no shopfront frame, door or sealed barrier other than the existing roller shutter, which remains shut for extended periods, due to the unit's vacancy. As such, the

existing situation is not only unfit for a new retail operator but also presents a dead and inactive frontage on a prominent elevation.

The modest works seek to address this by sensitively updating the shopfront to return activity. All works are internal and the external elevation of highest significance will not be impacted. Similarly, internal tiling will be retained and protected. The aluminium frame will be fixed within the existing shopfront opening and full height glazing inserted, allowing for clear views into the store. The new shopfront will adjoin the existing tile cladding that frames the opening. No new openings will be formed and there is no requirement to remove historic fabric.

Overall the works take a minimal approach to intervention, so as to be sensitive to the listed building. No features of identified significance will be impacted and no historic fabric removed. The works will enable a currently inactive part of the building to be returned to regular use, helping to secure the space's long-term upkeep and conservation.

The works would not result in any harm to the listed building and therefore paragraphs 201 and 202 of the NPPF are not engaged. The works will also conserve and enhance the heritage asset, through a minimal intervention that can return use to a tired and vacant part of the building. As such, the approach fully aligns with Local Policy D2 'Heritage' and D3 'Shopfront' of the Camden Local Plan (2017).

Access

Level access will be retained to the unit and will be provided through the newly inserted door to the centre of the shopfront.

Summary

The documents submitted demonstrate that the proposals have been carefully considered to ensure they are in full accordance with the Local Development Plan, as well as national planning policy and heritage legislation. Respectfully, it is considered that there should be no grounds to refuse the proposals on conservation grounds.

As part of the application, we enclose the following:

- Completed Application and CIL Form
- Location Plan
- Block Plan
- Existing & Proposed Elevations
- Existing & Proposed Sections
- Existing & Proposed Floorplans
- Heritage, Design & Access Statement (Included within this letter)

We trust that the information submitted is satisfactory and look forward to receiving confirmation that the application has been validated.

Yours sincerely,

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Enc.