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Heritage Appraisal
89 Holmes Road, London NW5 3AU

September 2022





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Executive Summary

The George IV

- I. The George IV dates from c.1868 and comprises a distinctive yet architecturally familiar Victorian public house, occupying the prominent corner of Holmes Road and Willes Road, in Kentish Town.
- II. The property falls within the Inkerman Conservation Area and is highlighted as a building which makes a positive contribution to the character and appearance of the area.
- III. The building forms part of the historic local scene in this part of Kentish Town and has been a feature of the townscape for around 160 years. The building has clear historical value in terms of illustrating the transformation of the area from a district of open fields and nursery gardens in the early 19th century to a densely covered residential suburb by the late 19th century. The building has a historic relationship with its wider context of residential streets within the Inkerman Conservation Area however its immediate setting has changed over time due to the evolution and expansion of the adjacent former Holmes Road Board School and the replacement of original mid 19th century terraced housing on Willes Road.

The former Board School.

- IV. The adjacent Grade II listed former Holmes Road Board School wraps around the George IV pub and is attached to its south and east elevations. The immediate and wider setting of the building has evolved considerably over time with greater and lesser degrees of enclosure to the townscape.
- V. To the east there was originally a terrace of eight houses which were demolished when the school was first constructed in 1874.

- VI. The Infants portion of the school directly adjacent to the George IV was originally only a single storey in height (see Figure 13) however this was remodelled and increased in height to two storeys in 1891.
- VII. To the south the setting has evolved more dramatically, with the loss of seven houses and a small factory on Willes Road to increase the size of the school's playground, creating a much more open setting than was originally envisaged when the school's architect fitted the building into the existing densely packed mid 19th century urban context.
- VIII. To the south of the original part of the school facing Willes Road is a modern single storey school building with a pronounced zinc clad pitched roof which is prominent in views from the street.

The Proposed Scheme

- IX. The principal aims of the proposal are threefold:
 - to reinstate the community use on the site by reviving vacant public house;
 - to increase and improve the quality of the existing residential use;
 - to restore this local landmark building and enhance its appearance with a sensitive rooftop extension and ground floor façade alterations.

The Proposed Impact

Reviving the vacant public house

- X. The building was constructed in the 1860s as a public house with ancillary accommodation above and it has continued in that use until recently. The proposals will



allow for the continuation of a pub/community use over the lower floors, maintaining the historic contribution of the building to the local area and to its local distinctiveness.

- XI. The ongoing use of the ground and basement floors of the building for a community or pub use represents its optimum viable use, allowing the spaces to be used as originally intended and without harm to their essential character. This represents a significant public benefit. Active use is the best means of ensuring the long term survival and preservation of historic buildings and these proposals will secure the building's future and its contribution to the community, representing further public and heritage benefit.

Mansard roof extension

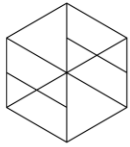
- XII. The building is prominent within the streetscene due to its corner position and historically it was very common for Victorian public houses to be larger in scale and massing than the residential development which surrounded them. Given the position of the pub it is considered an appropriate location for additional height, defining the corner, addressing the junction between Holmes Road, Willes Road and Spring Place and providing a focal point and enhanced legibility within the townscape.
- XIII. The existing parapet and robust bracketed cornice to the main facades of the building will be retained. The proposed mansard will rise from behind the parapet wall, ensuring that it and the cornice retain their prominence and role in visually and architecturally terminating the building's facades. The position of the mansard in relation to the existing parapet wall and the screening effect which this will have, ensures that the mansard will be visually subordinate in relation to the overall scale and massing of the building. The proposed dormers will align with the window bays on

the floors below and will have a simple arched form with little embellishment, ensuring that they sit comfortably within the established status of hierarchy to the building's elevations.

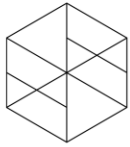
- XIV. Due to its form, scale, materials and detailed design the proposed mansard roof and works to the rear of the building are considered to respond positively to the existing character of the George IV public house and will cause no harm to its contribution to the surrounding streetscape on Willes Road and Holmes Road.
- XV. The proposed mansard is considered acceptable 'in principle' for a building of this age and character. Many mid 19th century properties of classical proportions were constructed with original mansards or have been sympathetically adapted with modern examples.
- XVI. At pre application stage Council officers were supportive of a modern architectural approach and the simple profile of the mansard and its dormer windows will create a crisp, contemporary appearance. The mansard will be clad in standing seam zinc which will allow for a subtle contrast with the robust Italianate architecture of the pub building whilst referencing the colour of traditional slate roofing.

Impact on the setting of the Grade II listed former Holmes Road Board School

- XVII. In order for setting to be important and to be appropriately protected in planning decisions, it must contribute to the overall significance of the listed building. Both the school and public house were local landmarks, publicly accessible and well known to those who lived, worked and passed through the area, reinforcing the historic interest and character of this part of the conservation area. However, the physical, visual and aesthetic relationship



- between the two buildings is purely incidental and is not part of a planned townscape.
- XVIII. The application building contributes to its setting only in so far as it is adjacent to it in the townscape. It has no historic or architectural links with the building, predating it by around a decade.
- XIX. Importantly, the setting to the school has evolved over time to respond to its changing needs and requirements for additional accommodation and amenity space. The former Holmes Road Board School was inserted into an existing densely built inner London suburb in the 1870s, replacing an adjacent terrace of earlier houses. Where it was once concealed to the south by dense terraced housing and a small industrial building off Willes Road, the setting to the rear is now far more open and spacious. The school and its site have continued to evolve, with recent extensions facing Cathcart Street and further additions to the rear of the application building facing Willes Road in the late 20th/early 21st centuries.
- XX. When originally constructed the main three storey section of the former Board School was separated from the pub on its Holmes Road elevation by the single storey Infants block (figure 13) which would have provided variation in terms of bulk and massing to the streetscene. This section of the building was remodelled and extended upwards by a floor in 1891 reducing the contrast in height between the two buildings.
- XXI. The proposed additional mansard floor will therefore be in keeping with the original articulation of the streetscene, reintroducing a step up in height and massing and a juxtaposition of scale which formed part of the original relationship between the listed school building and the George IV public house.
- XXII. The school is a large and robust building with its own distinctive architectural character and this would not be visually challenged by the proposed mansard to the George IV public house.
- XXIII. The extended building would provide an appropriate setting to the adjacent Grade II listed building. It would rise no higher than the ridge height of the listed building and would utilise zinc cladding which was considered an acceptable material for the roofscape of the most recent extensions and additions to the school.



1 Introduction

1.1 The following Heritage Appraisal has been prepared to support an application for planning permission to the London Borough of Camden in relation to proposals for the George IV public house at no.89 Holmes Road, London NW5 3AU.

1.2 The building dates from the mid 1860s and has prominent frontages to both Holmes Road and Willes Road. The proposals are for the retention of a pub/community use at ground floor level and the continuing use of the upper floors as refurbished HMO rooms with shared kitchen facilities. A small extension is proposed to the rear at 2nd floor level, with a new mansard to the roof. The site is located in the Inkerman Conservation Area.

1.3 In line with paragraph 194 of the National Planning Policy Framework, the purpose of this appraisal is to define the significance of the building and its setting and assess its contribution to the character and appearance of the surrounding Inkerman Conservation Area. It will describe the proposals and assess their impact upon the host building, its setting and wider context as well as the setting of the adjacent Grade II listed former Holmes Road Board School.

1.4 This appraisal has been produced using desk based and archival research, combined with a visual inspection of the site and wider area. Consideration has been given to the relevant national and local planning policy framework as well as an analysis of the building, its setting and wider context.

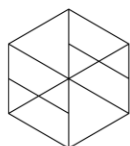
1.5 Pre application discussions took place with the London Borough of Camden between May and August 2022 regarding the proposals and the scheme has been revised and refined in order to address the comments made by Council officers.

Authors

1.6 This Heritage Appraisal has been prepared by Charles Rose and Hannah Walker of The Heritage Practice Ltd. Charles Rose (BA Hons) has considerable experience in dealing with proposals that affect the historic environment. He has over 15 years of local authority experience, including 12 years as a Principal Conservation & Design Officer at the London Borough of Camden. He also has experience in the private sector, preparing heritage statements and appraising the significance of historic buildings.

1.7 Hannah Walker (BA (Hons) Oxon MSc IHBC) who has extensive experience in dealing with proposals that affect the historic environment. She also has 15 years of local authority experience, including 10 years as a Principal Conservation & Design Officer at the London Borough of Camden. She also has a wide range of experience in the private sector, preparing heritage statements and appraising the significance of historic buildings. She has trained as a historian, has a specialist qualification in historic building conservation and is a full member of the Institute of Historic Building Conservation (IHBC).

1.8 Historical research for this report was undertaken by Dr Ann Robey FSA, a conservation and heritage professional with over twenty years of experience. She has worked for leading national bodies as well as smaller local organizations and charities. She is a researcher and writer specialising in architectural, social and economic history, with a publication record that includes books, articles, exhibitions and collaborative research.



2 Site location and description

2.1 The application site is a typical mid 19th century public house situated on the corner of Holmes Road and Willes Road. It is three storeys in height with the public bar at ground floor level and ancillary accommodation on the floors above. Its facades are Italianate in style, constructed of yellow stock brick with stucco embellishment. At ground floor level there is a traditional public house frontage, with large windows and paired entrance doors on the Willes Road façade.

2.2 Holmes Road is located in Kentish Town, to the west of Kentish Town Road. To the east of the application site is the former Holmes Road Board School, constructed in 1873-74 with later additions and alterations in 1891. The main frontage to the school faces Holmes Road, with an 'L' shaped two storey section abutting the southern elevation of the application site. The school's playground wraps around to the south of this with a tall brick boundary wall to Willes Road. Opposite the site, the northern side of Holmes Road is defined and dominated by the mid 20th century bulk of the Council's Holmes Road depot, with its unattractive pebbledash facades. Willes Road is largely residential, lined on both sides with three storey terraced houses dating from the 1850s and 60s. At its northern end and facing the application site, nos.65-85 Willes Road are three storey terraced houses from the later 20th century which replaced the original terrace which was bomb damaged during WWII.

Heritage Designations

2.3 The application site is situated in the Inkerman Conservation Area which was first designated on 31 October 2001. The designation is relatively small, extending from Prince of Wales Road/Anglers Lane in the south to Holmes Road in the north, and from the railway viaduct in the west to Raglan Street in the east. It is largely characterised by its mid 19th century terraced housing, constructed of yellow stock brick with Italianate stucco dressings. The grain of the area is fine, with relatively narrow plots and

the houses set at the back of pavement, creating a strong sense of enclosure to the streets. Two storey housing with semi-basements can be found on Alma Street, Inkerman Road and Raglan Street, with taller three storey houses on Willes Road and plainer three storeys terraces on Grafton Road with reduced architectural decoration.

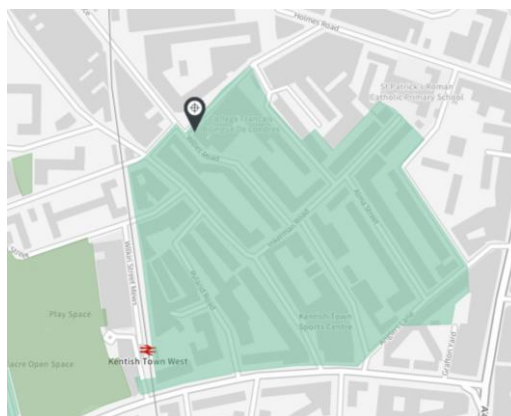


Figure 1: The Inkerman Conservation Area.

2.4 Whilst the character of the conservation area is predominantly residential there are a number of other significant uses. Small retail units can be found at ground floor level on Grafton Road, although many of these original shops have now been converted to residential use. The Kentish Town Baths (Grade II), built in 1898 as the St Pancras Public Baths are located on Prince of Wales Road and were fully refurbished within the last decade. Several former industrial buildings can be found around the perimeter of the conservation area, including the former tooth and dental products factory on Anglers Lane and the former piano factory on Grafton Road. The conservation area also includes a smattering of mid 19th century public houses, including The Grafton and the former Crimea Pub on corner of Cathcart Street and Inkerman Road, now converted to residential use. In addition to the former Holmes Road Board School, the Richard of Chichester Catholic Secondary School (Grade II) can be found on Perren Street, housed in a building originally constructed as an asylum for elderly governesses.



Figure 2:
Two storey
terraced
houses on
Alma Street.



Figure 3:
Three storey
terraced
houses on
Willes Road.

2.5 The Inkerman Conservation Area Statement and Management Guidelines (CAS) were adopted in 2001. This document summarises the character of the conservation area in its introduction, stating that:

"The Inkerman Road Conservation Area forms a dense and homogenous environment in the heart of Kentish Town. The prevailing character is residential, with incidental corner shops on ground floor level integrated with institutional, educational, light industrial and commercial uses. The majority of the buildings were built in the 1850s and 1860s and they form its core. The later buildings and the mix of uses give the area a

lively diversity and mostly they have had a positive impact on the townscape and contribute to the character of the Conservation Area."

2.6 The George IV public house is identified as a building which makes a positive contribution to the character and appearance of the Inkerman Conservation Area. The CAS describes Holmes Road and the application site at pages 12/14 of the document:

"The south-western end of Holmes Road lies within the Conservation Area stretching from Cathcart Street in the east to Willes Road in the west. The road at this point is nonresidential with



Kingsway College forming a striking and dominant façade. At the corner with Willes Road is the "George 1V" Public House, located directly adjacent to Kingsway College. George IV forms a three storey highly decorative and particularly distinctive building and occupies a prominent corner in the Conservation Area. Built between 1868-1875, it incorporates various forms and styles, including Italian Renaissance and Classical. The classical form is demonstrated with hooded cornices, pediments, architraves and console supports in first floor windows and also through the elaborate use of stucco. Taking inspiration from the Renaissance palazzo, first- and second-floor windows are paired and there is a tall and richly decorated stuccoed parapet, with cornices and brackets."



Figure 4: map denoting statutorily listed buildings with red dots

2.7 There are only three statutorily listed buildings within the Inkerman Conservation Area and only one which falls within the setting of the application site. The adjacent former Holmes Road Board School was Grade II listed on 7 May 1996 and its listing description is shown below.

TQ2884NE HOLMES ROAD 798-1/54/929 (South East side) 07/05/96 No.87 Kentish Town Centre, Kingsway College and attached walls II

Includes: Kentish Town Centre, Kingsway College and attached walls CATHCART STREET. Includes: Kentish Town Centre, Kingsway

College and attached walls WILLES ROAD. Board school, now an Adult Education Institute. 1873-4. By ER Robson. For the School Board of London. With later additions of 1891. Yellow stock brick with red brick dressings and X patterning and stone dressings. Slated roofs with gables to alternating bays and wooden bellcote with fleche central to main building. Gothic style. EXTERIOR: symmetrical facade of 7 bays defined by buttresses plus 2 additional bays to right. 3 storeys. Central stuccoed pointed arch entrance, with row of small arcaded lights above, and square-headed sashes to ground floor, those in right hand bay paired with stone mullions and lintel having pointed brick relieving arches. Paired 1st floor windows of transom and mullion type, with glazing bars, under pointed stone relieving arches with central colonnettes. Second floor with four separate gables, now altered and simplified, with straight-headed pairs of windows instead of lancets; between them, single sashes under shallow segmental arches with cornice and blocking course. Additions in similar style, including former infants' school of 2 storeys facing Willes Road. INTERIOR: not inspected. SUBSIDIARY FEATURES: high brick boundary walls on flanks towards Willes Road and Cathcart Street. HISTORICAL NOTE: an early example of a Robson Board School, illustrated in his "School Architecture". (Robson ER: School Architecture: - 1874).



Figure 5: The front (Holmes Road) side (Cathcart Street) and rear views of the former Board School.

3 Relevant planning history

2007

Planning application (2007/3110/P) was approved on 21 August 2007 for '*Erection of retractable awning at fascia level of public house (Class A4).*'

French School

Of particular relevance here is the new build additions within the ground of the former board school adjoining the site (figure 5 & 31). This includes

2010

Planning permission (2010/1342/P) approved on 17 June 2010 for 'Part three storey and part single storey extension to Cathcart Street, single storey extension to Willes Road extension, erection of new external staircase facing existing playground, formation and widening of pedestrian and vehicular access points and other incidental works associated with the continual use within Class D1 (education establishment).'

The committee report for the scheme found no harm to the setting of the listed building and the scheme was welcomed by officers.



4 Historic development of the site and area

4.1 This section provides an overview of the history of the George IV public house. It also includes historical background to the site and wider area where this is relevant to an understanding of its significance and context.

4.2 Early development in Kentish Town was strung along the main road between Camden Town and Highgate, surrounded by open fields and nursery gardens which were used for the production of food, milk and hay to serve the growing needs of London. From the 17th century onwards, City gentlemen and merchants built large individual villas in the area, taking advantage of the spacious surroundings, fresh air, clean water supply and relative proximity to London. This growth was inevitably limited however by the challenges of travelling into the capital, which in this period was via horse drawn carriage and was slow, uncomfortable and expensive. The area's pleasure gardens also attracted day visitors from the city and included the Assembly House, with its entertainments and bowling green.



Figure 6: Greenwood's map of 1828.

4.3 Writing in 1878, Edward Walford noted that "The situation of Kentish Town is pleasant and healthy; and it is described by Thornton, in his "Survey of London," 1780, as "a village on the road to Highgate, where people take furnished

*lodgings in the summer, especially those afflicted with consumption and other disorders. The place is described by the author of "Select Views of London and its Environs," published in 1804, as "a very respectable village between Highgate and London, containing several handsome houses, and particularly an elegant seat built by the late Gregory Bateman, Esq..."*¹

4.4 By the time of Greenwood's map in 1828 (Figure 6) Holmes Road (originally called Mansfield Place) and Spring Place had been laid out over the open fields and a smattering of houses and villas had appeared to the west of Kentish Town Road. However, the area would not be transformed until the mid 19th century when the building over of Lord Southampton's land to the south of Prince of Wales Road precipitated development in Kentish Town. The conservation area's roads were laid out on ground which had been known as Bakers Nursery, in the 1850s and 60s and were named after battles, generals and politicians of the Crimean War. To the north of Holmes Road, the land was used by the Midland Railway for their sidings, workshops and train sheds, including a coal depot on Holmes Road itself.²

4.5 By the time of the 1870 Ordnance Survey map (Figure 7) the area was fully built over and by the end of the 19th century Kentish Town had rapidly established itself as a fully-fledged inner suburb, with schools, new churches and public baths. Improvements in transport links, including horse drawn trams from the 1870s, the arrival of the Northern Line in 1907 and electric trams in 1908 connected Kentish Town to the city and increased its attractiveness to commuters. Booth's poverty map of 1889 (Figure 8) shows the roads of the conservation area marked solidly as red 'Middle Class. Well to do' and pink, denoting 'Fairly comfortable – Good, ordinary earnings.'

¹ [Old and New London: Volume 5](#). Originally published by Cassell, Petter & Galpin, London, 1878.

² LB Camden, *Conservation Area Statement*. Inkerman 35.

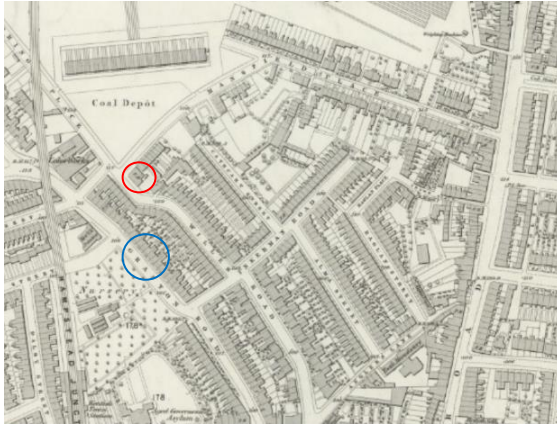


Figure 7: The 1870 Ordnance Survey map



Figure 9: The LCC bomb damage map showing the site of the V1 rocket attack on Spring Place.



Figure 8: Booth's Poverty Map of 1889.

4.6 World War II had an impact on the townscape at the northern end of Willes Road following V1 rocket strikes in Spring Place and Cathcart Street in late 1940/early 1941. The terrace opposite the George IV public house was badly affected, with differing degrees of damage as shown on the LCC's Bomb Damage maps (Figure 9), ranging from 'General blast damage, minor in nature' to 'Damage beyond repair'. By the time of the 1952 Ordnance Survey map (Figure 19) no.75 Willes Road was denoted as a 'Ruin' whilst nos.77-79 had already been cleared. The houses were replaced with new three storey terraces in the second half of the 20th century.

The application site

4.7 The George IV public house dates from the mid 1860s, recalling another tavern³ of the same name that was built about a century earlier and that stood on the opposite corner on what is now Spring Place. The new public house had been planned from 1863, when Richard Holmes took a lease of the land, but in April 1866 it was still described as an 'intended public house'.⁴ It was built by Richard Holding and handed over to Richard Holmes. The cellar was said to be 8 ft in depth, and to the rear of the public house was a washhouse. To the front was a paved forecourt. The new public house was rebuilt around the time that the surrounding Inkerman estate was being constructed and along with the various commercial and industrial premises in the area would have provided plenty of custom. By the time of the 1881 census the George IV was occupied by Samuel Harding, licensed victualler then aged 28, his wife Jessie, a cousin and another young man both working as barmen, plus a general servant aged 28, who came from France.⁵

³ The 1861 census shows that the pub was there at that time as John Mortimer a victualler, lived there with a housekeeper.

⁴ Camden Local History Library & Archives Centre, Drainage Plans George IV PH [1866].

⁵ 1881 Census online.



4.8 For much of its history the pub was a Watney Combe Reid house. It is not clear what alterations have been made over the years as the building does not appear in Camden planning records until 2007. Some records in the drainage plans show changes to services on the ground and basement floors and changes to the kitchens but little else (see Figure 11 for basement changes in 1949 when a kitchen was proposed). A ground and part-basement drainage plan show the layout in 1979 (Figure 12). The layout on the ground floor was at that time quite traditional with a large saloon with a curved bar (or as it is called on the plan 'a servery') area at the front, with a public bar to the rear which could be entered by the side door. Behind the bar was a store or perhaps a food preparation area. Interior views of the public house before it closed in 2020 has a different bar configuration and much dark wood and painted lincrusta wallpaper and columns.

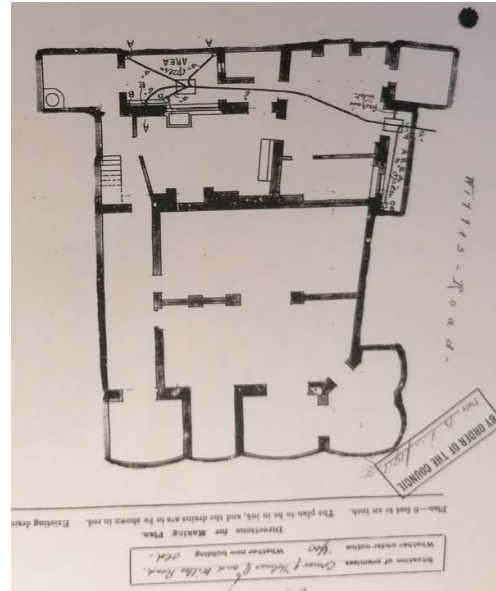


Figure 11: The basement in 1949 when a kitchen was added.

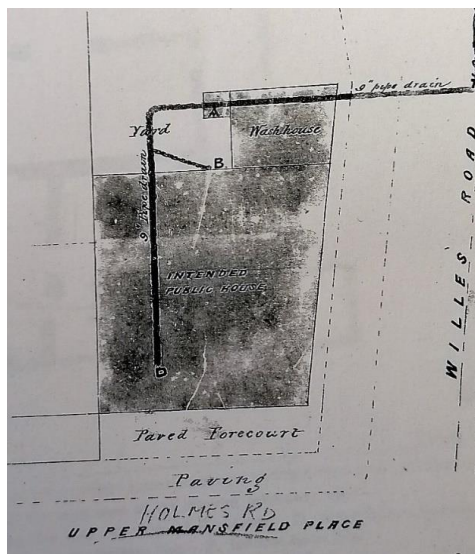


Figure 10: Ground plan of 'intended public house' in 1866.

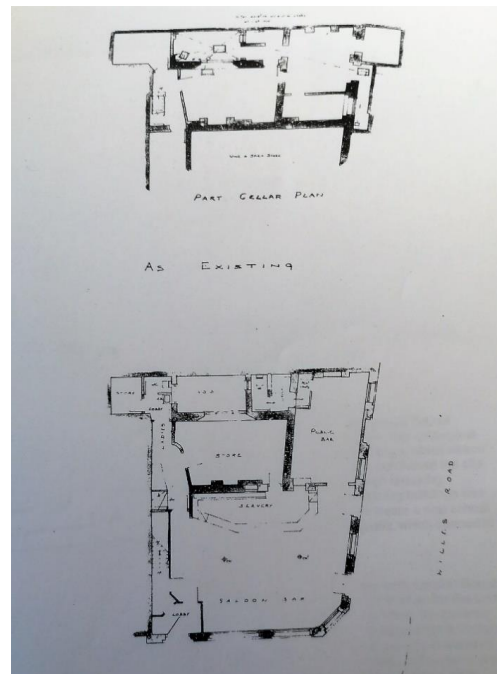


Figure 12: The ground and basement floors in 1979.

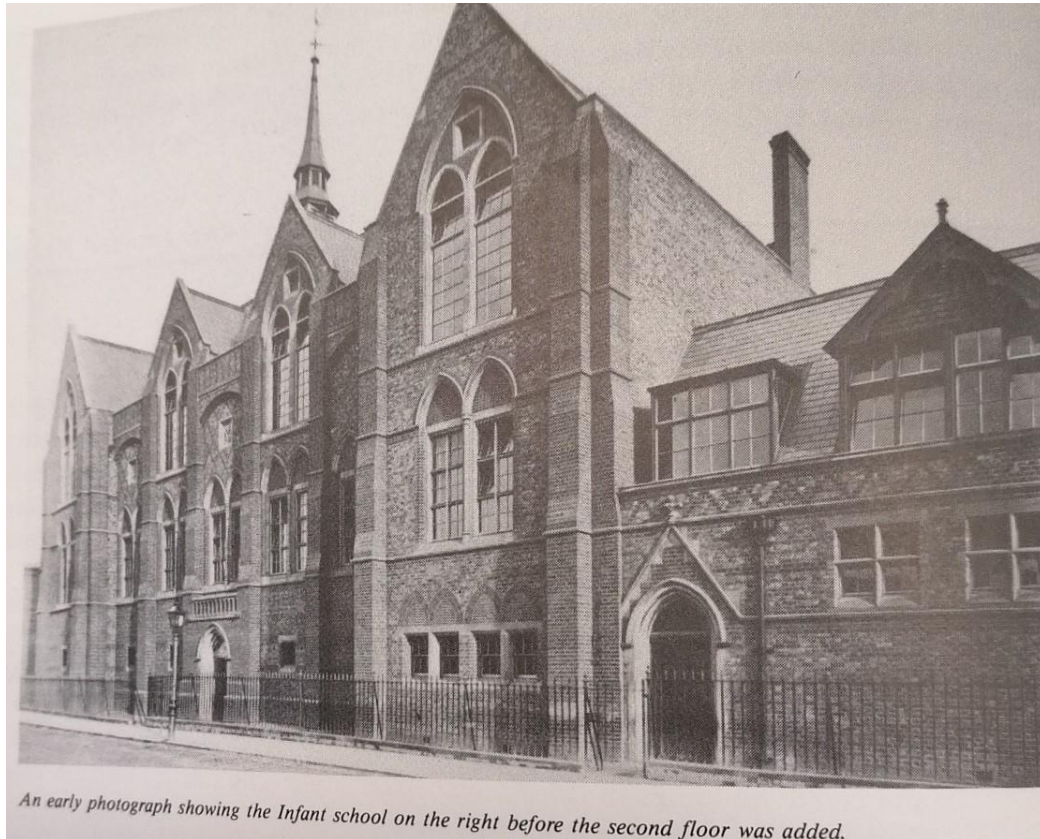


Figure 13: The school before the 2nd floor was added to the Infants block in 1891.

4.9 When the George IV public house was first constructed it formed part of a tightly packed urban grid of streets, however over time its setting has evolved to become more open and less enclosed to the south. In 1872-73 land was acquired from the Holmes family⁶ for the construction of the Holmes Road Board School which cost £9856 to build. Eight terraced houses on the south side of Holmes Road and directly to the east of the public house were demolished. The building was designed by the School Board of London Architect, E R Robson but has subsequently undergone a range of alterations and additions. It was completed and equipped by April 1874 and when it first opened

over 1000 children attended. During Robson's time, his school was hidden by houses to the south and was not intended to be seen in public views. In 1891 a further eight houses in Cathcart Street were demolished in order to provide the playground and a rear extension which increased the capacity of the school by 511 pupils. This can be seen on the 1913 Ordnance Survey map (Figure 18). At the same time an upper-storey was added to the Infants School facing Holmes Road (Figure 13), accessed by shallow easy stairs. A further seven houses and a small factory on Willes Road were demolished in around 1914 to increase the size of the playground.⁷

⁶ Cicely Herbert & Ann Langton, *87 Holmes Road: the story of one building's contribution to the life of Kentish Town - London Board School to Camden Institute* (1989).

⁷ Cicely Herbert & Ann Langton, *87 Holmes Road: the story of one building's contribution to the life of Kentish Town - London Board School to Camden Institute* (1989).

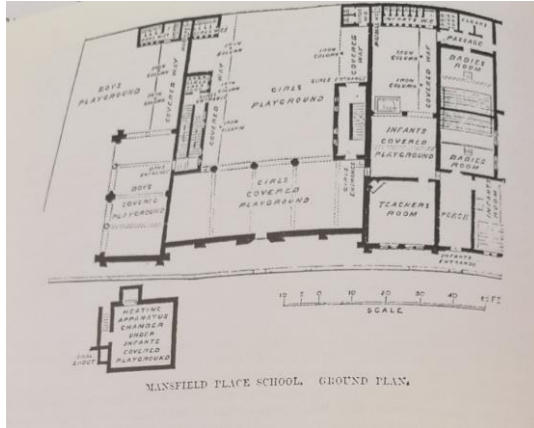


Figure 17: The 1894 Ordnance Survey map.

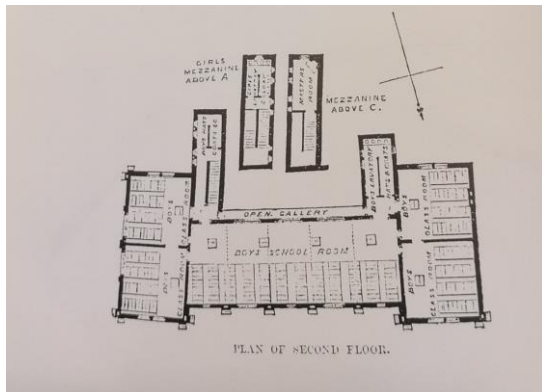


Figure 18: The 1913 Ordnance Survey map.



Figure 16: The 1870 Ordnance Survey map.



Figure 19: The 1962 Ordnance Survey map.



5 Significance of the site

5.1 The National Planning Policy Framework Annex 2 defines significance as *“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”* A heritage asset is defined as *“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).”* In this case the heritage asset is the Inkerman Conservation Area to which the George IV public house makes a positive contribution.

5.2 Historic England’s document *‘Conservation Principles – Policies and Guidance for the sustainable management of the historic environment’* (2008) identifies a series of values that can be attributed to a heritage asset and which help to appraise and define its significance. Paragraph 3.3 of the document outlines that:

“In order to identify the significance of a place, it is necessary first to understand its fabric, and how and why it has changed over time; and then to consider:

- who values the place, and why they do so*
- how those values relate to its fabric*
- their relative importance*
- whether associated objects contribute to them*
- the contribution made by the setting and context of the place*
- how the place compares with others sharing similar values.”*

5.3 In assessing the significance of the George IV public house it is therefore necessary to examine its history, form, setting, architectural design, materials and relationship with surrounding buildings. In making this assessment, consideration has been given to its

intrinsic architectural merit, completeness, the extent of any alterations and their impact, the contribution of the building to the character of the area and the degree to which the building illustrates aspects of local or national history.



Figure 20: The George IV pub on the corner of Holmes Road and Willes Road.

5.4 The application site is located at the junction of Willes Road and Holmes Road. Typical of Victorian public houses it addresses the corner in a positive and attractive manner, with elevations of matching architectural detailing and status to each street – three window bays wide to Holmes Road and a longer elevation of 6 window bays to Willes Road. Connecting the facades is a narrow, canted corner elevation with painted pub signage set within blind window reveals at 1st and 2nd floor levels ensuring maximum visibility within the streetscene. The building is constructed of yellow stock brick and is of three main storeys, with a cellar beneath its footprint which is not externally expressed besides for the wooden loading trapdoors in the pavement.



Figure 21: The Willes Road façade of the George IV pub showing the repetition and strong rhythmic pattern to the window bays as well as the extensive stucco Italianate detailing and embellishment to the façade.

5.5 The building dates from the mid 1860s and its architectural style is typical of the period with Italianate detailing and heavy stucco embellishment. The upper floors are a well ordered composition of aligned window bays with fenestration that diminishes in height and level of architectural articulation as it rises over the façade, creating a traditional sense of hierarchy and proportion. At 1st floor level there are deep two over two timber sash windows set within stucco architraves, with alternating flat and triangular pediments. To the 2nd floor the windows are set within more simple moulded stucco architraves. Further embellishment is added in the form of alternating smooth and vermiculated quoins which define the edges of each façade. The composition is topped with a very deep stucco faced parapet and prominent bracketed cornice. At ground floor level there is a typical painted public house frontage, with large windows and a set of double doors on the

Willes Road elevation, set beneath a traditional fascia and dentil cornice.

5.6 The building occupies almost all its site, with only a shallow lightwell/indent to the rear façade. The section of the building in the SE corner of the plan rises only to 1st floor level and the 2nd floor accommodation is correspondingly smaller. Some elements of the rear façade are visible from Willes Road, primarily the taller painted render element with a section of cornice which wraps around from the main Willes Road elevation.

5.7 The George IV was constructed during the same period as the majority of the surrounding terraced housing and shares similarities of age, character, materials and architectural detailing, contributing to the historic and architectural coherence of the conservation area. However, the immediate context on the west side of Willes Road changed dramatically following the replacement of the original mid 19th century terrace at nos.65-85 in the second half of the 20th century due to bomb damage during WWII. Although the new buildings follow the general form and pattern of the original terrace, they are clearly modern.

5.8 The adjacent Grade II listed former Holmes Road Board School wraps around the George IV pub and is attached to its south and east elevations. The immediate and wider setting of the building has evolved considerably over time with greater and lesser degrees of enclosure to the townscape. To the east there was originally a terrace of eight houses which were demolished when the school was first constructed in 1874. The Infants portion of the school directly adjacent to the George IV was originally only a single storey in height (see Figure 12) however this was remodelled and increased in height to two storeys in 1891. To the south the setting has evolved more dramatically, with the loss of seven houses and a small factory on Willes Road to increase the size of the school's playground, creating a much more open setting than was originally envisaged when the school's architect fitted the building into the existing



densely packed mid 19th century urban context. To the south of the original part of the school facing Willes Road is a modern single storey school building with a pronounced zinc clad pitched roof which is prominent in views from the street.

Values and significance

5.9 As referenced at paragraph 3.16 above, Historic England's 'Conservation Principles' identifies four values that can be attributed to a heritage asset. These have been examined in turn below.

5.10 Evidential Value

This value is derived from the potential of a place to yield evidence about past human activity (para 35) and is generally closely associated with archaeological sites and remains, with age being a strong indicator of evidential value.

The building dates from the mid 1860s and is typical of many Victorian public houses of the period. Whilst it reflects the position and role of the public house in Victorian society it does not provide us with any unique evidence about past human activity and is of no particular age value in archaeological terms.

5.10 Historical value

Paragraph 39 of the Conservation Principles document outlines that "*Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.*"

The building forms part of the historic local scene in this part of Kentish Town and has been a feature of the townscape for around 160 years. The building has clear historical value in terms of illustrating the transformation of the area from a district of open fields and nursery gardens in the early 19th century to a densely covered residential suburb by the late 19th century. The building has a historic relationship with its wider context of residential streets within the Inkerman Conservation Area however its immediate setting has changed over time due to the evolution and

expansion of the adjacent former Holmes Road Board School and the replacement of original mid 19th century terraced housing on Willes Road.

The building has historic value in terms of illustrating the significance of the public house within Victorian life and at the heart of their communities. At this stage there are no obvious documented associations with any local or national figures of note, nor any clear or demonstrable relationship to notable historic events.

5.11 Aesthetic value

Aesthetic value is defined as "*....the ways in which people draw sensory and intellectual stimulation from a place.*"

As described in the paragraphs above, the building is an attractive, solid mid 1860s public house. Its prominent corner position adds to its townscape interest, positively addressing the townscape through its canted corner profile and the equal architectural status of its to street facing elevations. The building shares similarities of style, materials and architectural detailing with a large number of surrounding houses and contributes to the area's architectural and historic coherence. Its facades are well proportioned with a strong sense of rhythm due to the repetition of window bays and the close spacing of the fenestration.

The building is constructed of typical materials of the period such as brickwork and stucco and has a high degree of architectural embellishment and articulation which adds to its character and interest. The building is not known to have been designed by an architect of any note.

5.12 Communal value

This value is derived from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience of memory. In this case, any communal value would be 'social', defined at paragraph 56 as "*.....places that people perceive as a source of identity, distinctiveness, social interaction and coherence.*"



The building has communal value in so far as it has been part of the local scene for around 170 years and has thus featured in the day to day lives of those who live, work and pass through the area. It would have been a well known landmark in the area for local residents and the numerous workers in surrounding commercial and industrial premises. This communal value however is local in its focus and the building does not have any particular regional or national symbolism or value.

Conclusion

5.13 In this case the key significance of the building relates to its historic and architectural contribution to the development of this part of Kentish Town, reflecting to a small degree the transformation of the area from open fields in the early 19th century to a densely covered inner London district by the end of the century. The building provides a tangible reminder of patterns of life during the Victorian period and the centrality of the public house. The building has a relatively high degree of architectural value to its Willes Road and Holmes Road facades and reflects the prevailing architectural style, materials and detailing of the period, making an aesthetic and townscape contribution to the character and appearance of the Inkerman Conservation Area. Consequently, the building is considered to have historic and aesthetic value as well as lesser degrees of communal and evidential significance.

6 Assessment of the proposals

6.1 This section will describe the proposals and assess their impact upon the host building, the character and appearance of the surrounding Inkerman Conservation Area and the setting of the adjacent Grade II former Holmes Road Board School.

6.2 A pre-application was submitted to the London Borough of Camden in May 2022 and comment was sought on proposals for the conversion of the building and extensions and additions to the rear and at roof level. Officers confirmed in their letter dated 25 May 2022 that *"...the principle of a mansard extension was accepted."*

6.3 Revisions have been made between May and August 2022 to the original pre-application scheme and then to the subsequent Addendum scheme in order to address officer's concerns.

- The mansard has been significantly reduced in height on the street facing elevations in order to reduce its perceived bulk and massing and to ensure appropriate subordination with the host building.
- The proposed mansard has a mono pitch and a flat roof rather than the previously proposed dual pitched design.
- The height of the dormers has been reduced by 1150mm in relation to the original pre-application scheme in order to reduce their visual prominence.
- The dormers has been revised so that they now will be no taller or wider than the corresponding windows on the façade below them, ensuring that the architectural hierarchy of the host building is preserved.
- It is no longer proposed to convert the existing ground floor pub frontage windows to full height glazing.
- The existing partywall upstand has been extended upward between the site and 87 Holmes Road.



The proposals

6.4 The proposals are for a small rear extension at 2nd floor level, the raising of the rear eaves line to form a new parapet and the construction of a mansard roof, incorporating new residential floorspace. A pub use will be retained at ground floor level with minor alterations to the ground floor frontage, together with refurbished HMO rooms and shared kitchen facilities over the upper floors of the building.

6.5 The proposed 2nd floor extension will be located in the SE corner of the site and will create a 'U' shaped footprint to the building. The extension will be faced in materials and detailing to match adjacent areas of the rear façade of the building. At roof level a new mansard is proposed, clad in standing seam zinc. This will be set behind the existing parapet wall, which is currently very high in relation to the existing roof level. The mansard will be flat topped, with its lower slope partially concealed behind the existing deep parapet. Round headed dormers will be installed, that respond to the arched windows at ground floor level, and on the street facing elevations these will align with the fenestration on the floors below. Within the centre of the plan the mansard will be slightly higher. Areas of roof terrace will be provided at the rear of the 3rd floor accommodation, concealed behind the existing and extended parapet wall.

Impact on the host building

6.6 The proposed mansard is considered acceptable 'in principle' for a building of this age and character. Many mid 19th century properties of classical proportions were constructed with original mansards or have been sympathetically adapted with modern examples. The building is prominent within the streetscene due to its corner position and historically it was very common for Victorian public houses to be larger in scale and massing than the residential development which surrounded them. Given the position of the pub it is considered an appropriate location for additional height, defining the corner,

addressing the junction between Holmes Road, Willes Road and Spring Place and providing a focal point and enhanced legibility within the townscape.

6.7 The existing parapet and robust bracketed cornice to the main facades of the building will be retained. The proposed mansard will rise as a single slope from behind the parapet wall, ensuring that it and the cornice retain their prominence and role in visually and architecturally terminating the building's facades. The position of the mansard in relation to the existing parapet wall and the screening effect which this will have, ensures that the mansard will be visually subordinate in relation to the overall scale and massing of the building. In the centre of the plan the flat roof of the mansard will be marginally higher to take account of the proposed internal layout. However, this section is well set in from the perimeter of the mansard and will be minimally visible. Overall the significant reductions in the height of the proposed mansard and its dormer windows since the original pre-application scheme means that the extension will read as a proportionate and balanced addition to the host building.

6.8 On the main street facing elevations the proposed dormers will align with the window bays on the floors below, reinforcing the strong rhythmic pattern of the façade. They will have a simple round headed form and profile, consistent with the overall contemporary approach of the mansard. Their reduced height and modest size, which will be no wider than the corresponding windows on the facades below, will ensure that the proposed dormers sit comfortably within the building's architectural hierarchy and pattern of diminishing fenestration (figure 23).

6.9 The stepped element of the roof would be located in the centre of the plan. It would not be concealed from view from the Holmes Road, or the front and side of building. At the rear the step relates to the former of the building with the lower section of roof responding to the rendered 'public' facing facades of the building. The section of the building faced in stock brick which



is set back from the rendered façade would be delineated with the taller element of the roof.

6.10 At pre application stage Council officers were supportive of a modern architectural approach and the simple profile of the mansard and its dormer windows will create a crisp, contemporary appearance. The mansard will be clad in standing seam zinc which will allow for a subtle contrast with the robust Italianate architecture of the pub building whilst referencing the colour of traditional slate roofing.

6.11 To the rear a modest single storey extension, utilising matching materials will rationalise the floor plate at 2nd floor level and provide more practical and useable internal accommodation. The eaves level to this part of the rear façade will be raised, with a parapet to match the adjacent section closest to Willes Road. The proposed extension will be tucked well into the site and will not be readily visible from the public realm. The section of building where the parapet will be raised is set back from the main rendered section of rear façade. It will simply form one further element in the varied collection of roof forms which sit in the foreground of views of the building from Willes Road.

6.12 At ground floor level the southernmost window on the Willes Road façade will be converted to form a door, providing a second access into the ground floor space. The existing door to the south will access the bike storage area and the secondary escape stairs from the basement. Minor change would be made to the entrance door on Holmes Road. The existing ivy/green coverage to the ground floor frontage will be retained, continuing to soften this part of the building.

Impact on the character and appearance of the Inkerman Conservation Area

6.13 Due to its form, scale, materials and detailed design the proposed mansard roof and works to the rear of the building are considered

to respond positively to the existing character of the George IV public house and will cause no



Figure 22: Illustration showing the proportion and hierarchy of the proposed scheme

harm to its contribution to the surrounding streetscape on Willes Road and Holmes Road.

6.14 The impact of the proposals on the wider streetscene have been considered below through an assessment of the scheme from key viewpoints.

Impact on the character and appearance of the Inkerman Conservation Area

6.15 Due to its form, scale, materials and detailed design the proposed mansard roof and works to the rear of the building are considered to respond positively to the existing character of the George IV public house and will cause no harm to its contribution to the surrounding streetscape on Willes Road and Holmes Road.

6.16 The impact of the proposals on the wider streetscene have been considered below through an assessment of the scheme from key viewpoints.



Views Analysis

Willes Road – looking north

6.17 Due to the pronounced kink in the alignment of Willes Road, in very long views looking north the roofscape of the building is concealed by the terrace of houses on the west side of the road. Approaching closer to the site from the south the mature street trees will filter views of the proposed mansard.

6.18 In short and medium views the proposed mansard will be visible above the existing and proposed rear parapet however it will be setback from the rear building line, reducing its visual impact. Closer to the site, the gable of the Willes Road section of the school will interrupt views of the proposed mansard. In all views the proposals will be seen within the context of a varied and modulated built form to the Willes Road section of the school, with gables, pitched roofs and buildings of differing heights. The proposed zinc roof cladding to the mansard will respond to and sit comfortably in relation to the standing seam zinc on the modern extension to the listed school. In the closest views directly adjacent to the building the very tall parapet and the flat roofed design of the mansard will assist with reducing its visual impact from street level.



Figure 23: Mid to long range view looking north up Willes Road towards the site.



Figure 24: Close range view of the rear of the application site from Willes Road with the modern school extensions in the foreground, including the prominent gable of the Victorian section of the school.

Spring Place – looking south

6.19 Views from Spring Place are from outside the boundary of the Inkerman Conservation Area looking into the designation. In longer views looking south along Spring Place the NW corner of the proposed mansard will be visible, however the additional height is considered appropriate for the corner position of the building, providing a focal point within the townscape. The design of the mansard responds positively to the host building in terms of massing, hierarchy and proportion and will thus be a sympathetic addition to the streetscene.

6.20 The quality of the built environment on Spring Place is poor and is dominated by the bulk and the low grade architectural treatment of the mid 20th century Holmes Road Council depot to the east, which dominates the foreground of these long and medium distance views of the application site. In the background of these views, the modern terrace of townhouses on the west side of Willes Road curve around to the rear of the pub. Given the age and quality of the built environment here, the proposed well designed and contextual mansard is not considered to cause any harm to the conservation area itself or its setting.



6.21 Furthermore, the character of Spring Place is currently evolving, with planning permission granted in 2017 for a part two/part six storey development at nos.3-6 Spring Place, increasing the bulk and massing of the townscape in views looking south towards the application site.



Figure 25: Long range view looking south along Spring Place towards the application site and the boundary of the Inkerman Conservation Area.



Figure 26: Closer views of the application building from the junction of Spring Place and Holmes Road.

6.22 In closer views from near the junction of Spring Place and Holmes Road the proposed mansard will provide additional definition to this important corner within the townscape but will rise no higher than the ridge line of the adjacent Grade II listed former Holmes Road Board School. The school is a large and robust building with its own distinctive architectural character and this would not be visually challenged by the proposed mansard to the George IV public house. The proposed mansard will be setback behind the existing tall parapet and its flat topped profile and modest overall height will minimise its visual impact.

Holmes Road – looking west

6.23 In long views looking west the application site is obscured due to the curve in Holmes Road and the dense vegetation on the school's street boundary. Moving closer to the site, the scale and prominence of the frontage to the school, as well as the bulk, poor architectural quality and gaping vehicle access into the depot on the north side of Holmes Road dominate when looking west. Whilst the mansard would be visible in medium range views, its main slope would be concealed by the deep parapet to the building and its simple profile and modest projection above the parapet line will minimise its visual impact. The repetitive gabled roofline of the school provides visual interest at high level and the proposed mansard would sit comfortably



within this context. The frontage to the school is long and its Gothic architecture provides a sense of robustness and a strong visual presence within the streetscene. By comparison the application building has a far more modest contribution in views west along Holmes Road with only a narrow three bay frontage. Thus, the proposed mansard would form a relatively recessive feature within the streetscape.

6.24 In close range views the modern terrace at the northern end of Willes Road forms the backdrop to the application building. The proposed additional height at the site would be an appropriate response to the townscape, reinforcing the primacy of the historic building and its prominent corner position in relation to these later infill buildings. As indicated above, the listed school is an imposing building of robust character which can absorb this degree of change within its setting.



Figure 27: Long range view towards the application site looking west along Holmes Road



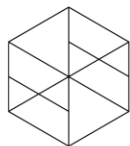
Figure 28: Medium range view towards the application site with the listed school in the foreground.



Figure 29: Close range views of the application site with the modern terrace on Willes Road in the background.

Impact on the setting of the Grade II listed former Holmes Road Board School

6.25 This assessment takes account of the guidance contained within Historic England's document 'The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) 2017'. The National Planning Policy Framework glossary defines setting as "The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. 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 (NPPF, Annex 2: Glossary)." Paragraph 9 of Historic England's guidance regarding setting outlines that *"Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance."* The document is clear that 'Change over time' is a consideration when assessing setting noting that *"Understanding this history of change will help to determine how further development within the asset's setting is likely to affect the contribution made by setting to the significance of the heritage asset."*

6.26 In order to analyse the effect of a proposed development on the setting of a heritage asset, an assessment must be made as to whether the setting makes a contribution to the significance of the heritage asset and the extent and nature of that contribution (para 26).

6.27 The former Holmes Road Board School was inserted into an existing densely built inner London suburb in the 1870s, replacing an adjacent terrace of earlier houses. The school post-dated the George IV public house by around 10 years and the original architect ER Robson was adept at designing buildings which fitted onto tight urban sites. The school was thus constrained from the beginning and further clearances of adjacent terraced housing on both Willes Road and Cathcart Street allowed for the extension of the school buildings and the creation of a larger playground relatively early in the school's history. The school's main façade is orientated towards Holmes Road, attached to the eastern flank of the George IV, but also wrapping tightly around its it to abut its southern elevation.



Figure 30: View of the application site with the listed school adjacent.

6.28 The listed school has similar levels of evidential, historic and communal value as the George IV public house, featuring as part of the local scene for at least 150 years. Both buildings were local landmarks, publicly accessible and well known to those who lived, worked and passed through the area, reinforcing the historic interest and character of this part of the conservation area. However, the physical, visual and aesthetic relationship between the two buildings is purely incidental and is not part of a planned townscape – indeed the simple and robust Gothic architecture of the school, with its pointed arches and prominent gabled roof are in stark contrast to the Italianate detailing, heavy stucco embellishment and classical proportions of the George IV public house. The school's facades are of high architectural and aesthetic interest in their own right, and its main frontage dominates the southern side of Holmes Road. However, the application building contributes to its setting only in so far as it is adjacent to it in the townscape. It has no historic or architectural links with the building, predating it by around a decade. Its architecture, style, materials and embellishment are entirely different and provide a visual contrast within the streetscene rather than explicitly reinforcing the architectural or aesthetic value of the listed school. Importantly, the setting to the school has evolved over time to respond to its changing needs and requirements for additional accommodation and amenity space. Where it was once concealed to the south by



dense terraced housing and a small industrial building off Willes Road, the setting to the rear is now far more open and spacious. The school and its site have continued to evolve, with recent extensions facing Cathcart Street and further additions to the rear of the application building facing Willes Road in the late 20th/early 21st centuries.



Figure 31: The recent extension to the listed school facing Cathcart Street, with a standing seam zinc roof.

6.29 As outlined above, the proposed mansard is a proportionate and well-designed addition to the application building and will cause no harm to the streetscene or to the character and appearance of the Inkerman Conservation Area. It will read as a subordinate addition to the building, retaining the visual prominence of the deep parapet and decorative bracketed cornice. As such, the extended building will provide an appropriate setting to the adjacent Grade II listed building. It will rise no higher than the ridge height of the listed building and will utilise zinc cladding, a material which was considered acceptable for the roofscape of the most recent extensions and additions to the listed school.

6.30 Furthermore, when originally constructed, the main three storey section of the former Board School was separated from the pub on its Holmes Road elevation by the single storey Infants block which would have provided variation in terms of bulk and massing to the streetscene. This section of the building was remodelled and extended upwards by a floor in 1891 reducing the contrast in height between the two buildings. The proposed additional mansard floor will therefore be in keeping with the original articulation of the streetscene, reintroducing a step up in height and massing and a juxtaposition of scale which formed part of the original relationship between the listed school building and the George IV public house.

Assessment of the proposals in line with the Statutory, National and Local Policy Framework

Statutory Framework

6.31 The proposals are considered to preserve the setting of the adjacent Grade II listed former Holmes Road Board School and to preserve the character and appearance of the surrounding Inkerman Conservation Area, thus satisfying the statutory tests at s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

National Planning Policy Framework 2021 (NPPF)

6.32 The NPPF requires the significance of heritage assets that are affected by a proposal to be identified and assessed and to take this into account to avoid or minimise conflict between proposals and a heritage asset's conservation (paragraph 195). This Heritage Appraisal has provided an analysis of the significance of the George IV public house and its contribution to the setting of the adjacent Grade II listed former Holmes Road Board School. The proposals are considered to avoid harm to this defined significance and to the setting of the adjacent listed building, through the sensitive adaptation, extension and refurbishment of the pub building.



6.33 Paragraph 197 outlines that new development should make a positive contribution to local character and distinctiveness and paragraph 199 that great weight should be given to the conservation of the heritage asset when considering the impact of a proposed development. The proposals will allow for the continuation of a pub/community use over the lower floors, maintaining the historic contribution of the building to the local area and to its local distinctiveness. Its sensitive refurbishment and adaptation, alongside a high quality, well designed mansard can be achieved without harm to the host building, the wider street scene or the setting of the adjacent listed building.

6.34 Paragraph 197 is also clear that local authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, putting them to viable uses consistent with their conservation. The positive contribution that the conservation of heritage assets can make to sustainable communities should also be considered. In this case the proposals will ensure the ongoing beneficial use of the building and a continuation of the use for which it was originally constructed, thus preserving its historic integrity, and sustaining and enhancing its significance. The pub is currently vacant, and its renovation and reuse would have a hugely beneficial impact upon the vitality of the area.

6.35 Paragraph 202 outlines that any 'less than substantial harm' to the significance of a heritage asset should be weighed against the public benefits of the proposal, including securing its optimum viable use. The building was constructed in the 1860s as a public house with ancillary accommodation above and it has continued in that use until recently. The ongoing use of the ground and basement floors of the building for a community or pub use represents its optimum viable use, allowing the spaces to be used as originally intended and without harm to their essential character. This represents a significant public benefit. Active use is the best means of ensuring the long term survival and preservation of historic buildings and these

proposals will secure the building's future and its contribution to the community, representing further public and heritage benefit.

The London Plan 2021

6.36 The proposals are also considered to comply with the adopted London Plan (2021). The thrust of Policy HC1 - Heritage conservation and growth is that heritage assets should be valued, conserved and re-used and that development should be sympathetic in terms of their form, scale, materials and architectural detail. The proposals will provide for the ongoing occupancy and maintenance of the building in a sympathetic manner which reflects its original use and purpose, with benefits to both the streetscene and the vitality of the wider conservation area.

London Borough of Camden Local Plan 2017

6.37 The proposals are considered to comply with policies D1 (Design) and D2 (Heritage) of Camden's Local Plan 2017. The proposed mansard represents a high-quality addition to the building whilst providing a very subtle contemporary juxtaposition with the original Italianate architecture of the public house. The evolution of the design has taken account of the existing character and context to the application site and feedback from Council officers during the pre-application process. Consequently, the proposed mansard will sit comfortably on its corner position within the townscape. The proposals will preserve the character and appearance of the Inkerman Conservation Area and the setting of the adjacent Grade II listed former Holmes Road Board School.

Camden Planning Guidance – Design (2021)

6.38 Camden's CPG on Design is clear that alterations should take account of the character of a property but that 'a harmonious contrast' may be appropriate for some new work to distinguish it from the existing building (para 5.4). Proposals should have regard to the scale, form



and massing of neighbouring buildings and use materials and detailing that are sympathetic to the host building and surroundings (para 5.12), ensuring that visual prominence, scale and bulk are appropriate for the local context (para 5.14).

6.39 The impact of the proposed alterations to the George IV public house have been assessed in detail in this Appraisal, taking account of the impact upon the host building, the wider streetscene, the character and appearance of the Inkerman Conservation Area and the setting of the adjacent Grade II listed building. In this case they are considered to comply with CPD guidance, responding appropriately to the site and its context.

Inkerman Conservation Area Statement and Management Guidelines (2021)

6.40 The proposals are considered to comply with the requirements of the conservation area guidelines. Policy Ink18 outlines that development should respect building lines, rooflines and elevational design.

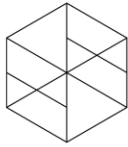
6.41 The proposals comply with this requirement. Policy Ink24 is clear that *"Because of the varied design of roofs in the Conservation Area it will be necessary to assess proposals on an individual basis with regard to the design of the building, the adjoining properties and the streetscape."* In this case the building occupies a corner site where additional height is considered acceptable and where the context to the east and the north is of large, bulky and robust buildings. The proposed mansard has been designed to be subordinate to the host building and to respect its scale, proportions and the rhythm of its facades, thus preserving its character. The proposals are not considered to cause harm to the character and appearance of the Inkerman Conservation Area.

7 Conclusion

7.1 The proposals are for retaining and restoring the existing use, with pub/community use over the lower floors and HMO rooms above. A modest extension is proposed to the rear at 2nd floor level with a mansard above, housing further residential accommodation.

7.2 The proposed additions and alterations to the building have been sympathetically conceived so as to respond positively to the host building and the wider historic context and are considered appropriate given the townscape position of the building. The form and setting of the adjacent listed school have changed and evolved substantially over time and is considered capable of absorbing further modest change without harm to its significance or special interest. The proposed scheme would provide demonstrable public benefits from the continuing pub or community use and the renovation and reuse of an important local landmark building which is currently standing vacant.

7.3 The proposals are considered to fully comply with the statutory requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, the adopted London Borough of Camden Local Plan 2017, the London Plan 2021 and the provisions of the National Planning Policy Framework 2021.



Appendix A – Relevant historic environment policy

National Planning Policy & Legislation

A1 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that:

“In considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

A2 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that:

“...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

A3 The revised National Planning Policy Framework 2021 (NPPF) sets out the Government’s planning policies and how these are expected to be applied. There is a general presumption in favour of sustainable development within national planning policy guidance.

Paragraph 194

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.

Paragraph 195

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.

Paragraph 197

In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199

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.

Paragraph 202

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.

Local Planning Policy

A4 Camden’s Local Plan was adopted on 3 July 2017 and sets out the Council’s planning



policies.

A5 **Policy D1 – Design** is a key policy and has various parts that are relevant to the proposed development in heritage terms;

“The Council will seek to secure high quality design in development. The Council will require that development:

- a. respects local context and character;*
- b. preserves or enhances the historic environment and heritage assets in accordance with “Policy D2 Heritage”;*
- e. comprises details and materials that are of high quality and complement the local character;*

A6 **Policy D2 – Heritage** has relevant parts and is clear that:

“The Council will preserve and, where appropriate, enhance Camden’s rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

Designated heritage assets

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.

Conservation areas

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. The Council will:

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*
- 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;

- g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and*
- 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.*

The London Plan

A7 The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor’s vision for Good Growth. Policy HC1 Heritage conservation and growth part C is relevant.

C 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 avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

Camden Planning Guidance – Design (2021)

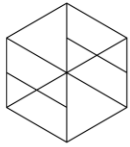
A8 This Guidance includes several relevant paragraphs in relation to alterations and changes at roof level, including paragraphs 5.4, 5.12, 5.13 and 5.14.

The Inkermann Conservation Area Statement and Management Guidelines (2001)

A9 The Statement has a number of policies which are relevant to the proposed development.

New Development

Ink18 The Unitary Development Plan (UDP) provides the context and guidance for proposals for new development in terms of appropriate land uses and other matters such as density and parking standards. New development should be seen as an opportunity to enhance the



Conservation Area. All development should respect existing features such as building lines, rooflines, elevation design, and where appropriate, architectural characteristics, detailing, profile, and materials of adjoining buildings. Proposals should be guided by the UDP in terms of appropriate uses.

Roof Extensions

Ink24 Planning permission is required for alterations to the roof, at the front, rear and side within the Conservation Area. Some alterations at roof level including the side and rear have had a harmful impact on the Conservation Area. Because of the varied design of roofs in the Conservation Area it will be necessary to assess proposals on an individual basis with regard to the design of the building, the adjoining properties and the streetscape. Where the principal of an extension is acceptable they should respect the integrity of the existing roof form and existing original details should be precisely matched. roof extensions are unlikely to be acceptable where:

- It would be detrimental to the form and character of the existing building*
- The property forms part of a group or terrace which remains largely, but not necessarily completely, unimpaired*
- The property forms part of a symmetrical composition, the balance of which would be upset*
- The roof is prominent, particularly in long views*
- The building is higher than many of its surrounding neighbours. Any further roof extensions are therefore likely to be unacceptably prominent.*