

# Kentish Town Conservation Area Appraisal and Management Strategy

Adopted 11 March 2011



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### **Map 5 1873-1875 Ordnance Survey**

The Victorian development has spread all around Kentish Town. This map shows the development along Kentish Town Road, and Leighton Road including Torriano Cottages. The railway and Kentish Town Station are in place.

### **Map 7 1894 Ordnance Survey**

This map shows little change within the area: the sorting office is inserted on the south side of Leighton Road. Outside the Area, the development spreads over the fields from Kentish Town notably to the north of Leighton Road in the area marked as St John's College and around Montpelier. The patent Collapsible Tube manufactory has moved to land the south of Torriano Cottages.

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The conservation area appears to be virtually unchanged.

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## **Part 1**

# **Kentish Town Conservation Area Appraisal**

## Part 1

### Kentish Town Conservation Area Appraisal

#### 1 Introduction

This report forms a Conservation Area Appraisal and Management Strategy for the Kentish Town Conservation Area in the London Borough of Camden.

**Conservation Area designation carries the responsibility to preserve and enhance the area.**

**Part 1 Conservation Appraisal.** This section acknowledges that the Kentish Town Conservation Area has a special character and seeks to define that character, and gives consideration to the key issues and pressures that are affecting the area.

**Part 2 Management Strategy.** This section sets out positive actions for the particular care required to preserve and enhance the special character, to anticipate change, and the need for future review.

This section also gives guidance for sources of further information and maps.

This report is part of on-going review of existing Conservation Area Statements undertaken by the Council. The purpose of the review is the safeguarding of Conservation Areas, and when adopted as a Supplementary Planning Document the report will become a material consideration in planning applications and an agenda for future action and review.

It is important to note that whilst the appraisal seeks to provide a summary of the special interest and character and appearance of the conservation area, it would be impossible to identify all of the detailed characteristics and appearance of every street and area or highlight every facet that contributes to the area's special interest. Accordingly, future development proposals must be considered in the context of this character appraisal and a thorough assessment at that time, of the specific character and appearance of that part of the conservation area.

The document has been prepared by John Thompson & Partners in consultation with the Camden conservation and landscape officers, the Conservation Area Advisory Committee and follows English Heritage guidelines.

## 2 Definition of Special Character

The Kentish Town Conservation Area has at its core the village of Kentish Town located in the old parish of St Pancras, on the Kentish Town Road running north-south from Highgate to St Pancras. The village settlement can still be perceived in the remaining eighteenth and early nineteenth century core.

Leighton Road running east-west links the two separate parts of the conservation area. To the west is the commercial edge on Kentish Town Road with remnants of the roadside taverns, the Assembly House Pub, shops and 304 Kentish Town Road, an eighteenth century building perpendicular to the Road. Leighton Road links Kentish Town Road with Torriano Avenue and is lined with early nineteenth century houses typically in stucco with some brick; individual designs reflect piecemeal development. To the north Leverton Street is a composition of coloured stuccoed houses, some with remaining 'antique greek' ironwork details, and Falkland Place that contains the Public Open Space and play area.

Further to the east and north, Lady Margaret Road runs north to Ospringe Road ( this road is largely outside the conservation area) with Leverton Street and Montpelier Grove running parallel to the east and west respectively. Ascham Street, Countess Road, Dunolie Road and Falkland Road run on a east west axis forming a grid layout. On Lady Margaret Road is the Grade II listed Catholic Church of Our Lady Help and there are a handful of shops and a public house (The Pineapple, Leverton Street) scattered throughout.

Twentieth century London County Council housing blocks north and south of Leighton Road divide the two areas. To the east substantial houses are located on the south side of Leighton Road, behind which is Torriano Cottages, a cluster of nineteenth century houses with twentieth century insertions running along a private unmade lane.

### 3 Planning policy context

National – London Borough of Camden – local

#### 3.1 National policy

Camden has a duty under *the Planning (Listed Building and Conservation Areas) Act 1990* (section 69 and 72) to designate as conservation areas any “areas of special architectural or historic interest, the character or historic interest of which it is desirable to preserve or enhance” and pay special attention to the preserving or enhancing the special character or appearance of those areas.

Designation provides the basis for policies designed to preserve or enhance the special interest of such an area. Designation also, importantly, introduces greater control over the removal of trees and more stringent requirements when judging the acceptability of the demolition of unlisted buildings that contribute to the character of the area.

Government policy on conservation areas is set out in by *Planning Policy Statement 5* (March 2010). This supersedes *Planning Policy Guidance Note 15: Planning and the Historic Environment* (1995).

English Heritage has produced *Guidance on Conservation Area Appraisals 2005* and *Management of Conservation Areas 2006* which have been used as a framework for the documents. These documents set out the rationale and criteria for designation and the way in which information should be presented in order to best support the preservation and management of designated areas.

#### London Borough of Camden’s policy

The Council’s policies and guidance for conservation areas are currently contained in the adopted local Development Framework Development Policies Document (November 2010) and Camden Planning Guidance (April 2011) and reflect the requirements of national policy.

The government has introduced a new planning system in which the focus is on flexibility, sustainability, strengthened community and stakeholder involvement. Under the new system Camden is required to produce the Local Development Framework (LDF) which includes a high level of monitoring and community involvement.

The LDF incorporates the London Borough of Camden Planning policies:

- Development Plan Documents (DPDs): the key document of this type is the *core strategy* which includes a development plan for the whole area and will outline a broad strategy for conservation



- Supplementary Planning Documents (SPDs): these provide further detail and guidance on policies and proposals included in the DPD, and can supplement higher level policy in controlling erosion of the special interest that warrants designation
- Statement of Community Involvement (SCI)

The Conservation Area Appraisal and Management Strategy are to be adopted and will support the SPD.

The Council has produced a Streetscape Design Manual for Camden. This is a generic document regarding public realm enhancement work. This document includes sample illustrations of best practice, e.g. for historic street settings, and typical street settings within conservation areas. However, the importance of local conditions will also be taken into consideration along with this appraisal. [www.camden.gov.uk/streetscape](http://www.camden.gov.uk/streetscape). Further guidance may be sought in English Heritage's Guidance *Streets For All*.

### 3.2 Local policy

Kentish Town Conservation Area is Camden Conservation Area Number 19.

Kentish Town Conservation Area was designated in three stages. On 18 June 1985 Torriano Cottages was designated, shortly followed on 12 November 1985 by the area at the west end of Leighton Road, including Falkland Place and Leverton Place. On 5 November 1991, the western area was extended east from number 32 to 80 (even numbers) along Leighton Road.

In February 2011 the area including and north of Falkland Road was designated.

This document reviews and updates the London Borough of Camden Kentish Town Conservation Area Statement agreed by Environment (Development Control) Sub-Committee on 7 September 1995.

The Conservation Area falls within the Kentish Town Archaeological Priority Area from the centre of Leverton Street to Kentish Town Road.

Kentish Town Road falls within the Kentish Town Centre, as designated in the LDF.

*As commercial areas that are generally well served by public transport, Town Centres ... are considered to be suitable locations for new retail, food and drink and entertainment uses, provided that these do not have a harmful affect on the amenity of neighbours, the character of an area or its vitality and viability.*

Falkland Place Public Open Space Area and Falkland Lawn have Public open Space Designation (LDF 39 and 40)

The Strategic Viewing Corridor from Kenwood to St Pauls Cathedral, including the wider setting consultation area, falls across the western edge of the conservation area

South of the Leighton Road the area falls within the Caversham Neighbourhood Renewal Area.

## **4 Assessing special interest**

### **4.1 Location and setting – City - Borough - Local**

#### **City**

Kentish Town is located north of the centre of London, on a rise that climbs to Hampstead and Highgate. Kentish Town Road follows the course of the lost river bed of the Fleet River; it is an elevated 'village' suburb, now integrated into the urban landscape.

#### **Borough**

Kentish Town is on the central-east side of the Borough of Camden. In relation to other conservation areas it is not immediately adjacent to any areas, but is north of Bartholomew Estate Conservation Area.

#### **Local**

The Kentish Town Conservation Area (CA) is located north and east of the Kentish Town shopping centre, and consists of three sub-areas linked by Leighton Road.

The western sub-area is bounded by Kentish Town Road to the west, the rear gardens of properties on Falkland Road to the north, Lady Margaret Road and Leighton Place to the east, and Kentish Town Railway Station and nearby industrial buildings to the south.

The eastern sub-area is bounded by Leighton Road to the north, the rear gardens of Torriano Avenue properties to the east, Torriano Junior School and Greenwood Estate to the south, and Bartholomew Road to the west.

The northern sub-area is bounded by Ospringe Road, Railey Mews, Fortess Gove, the rear of properties on Falkland Road and Montpelier Grove.

### **4.2 Character and plan form**

The Kentish Town Road marks the busy and commercial western edge of the area. Buildings are typically brick and three storeys facing the Road with narrow or no forecourts. Leighton Road is a residential linking road from Kentish Town to Torriano Avenue, lined with two and three storey terraced houses. Perpendicular from this spine road run the quieter, orderly residential streets, with terraced houses north of Leighton Road, and to the south the detached ad hoc variety of Torriano Cottages. Local landmarks include the red brick former sorting office in Leighton Road and the Assembly House at the corner with Kentish Town Road.

### **4.3 Landscape and topography**

The Topography Map (Map 4) shows the Kentish Town Conservation Area indicated approximately between the 30 and 42 metre contours sloping from north east down to south west; the highest point is at the east end of Leighton

Road, down to the lowest point by the Assembly House on Kentish Town Road.

Mature street trees are a characteristic of the side streets; in contrast Torriano Cottages have substantial garden trees and shrubs, and a leafy secluded character.

#### 4.4 Historic development and archaeology

A brief summary of the history follows. A detailed history may be found in *the Fields Beneath* by Gillian Tindall, and *The Streets of Kentish Town* by Camden History Society; further references are given in the bibliography.

##### Early to medieval

The origin of the name Kentish is from Ken-ditch, the bed of a waterway; Kentish Town lies in the valley of the Fleet River, now hidden in a culvert. The river flowed down from Hampstead to St Pancras and out to the Thames. The valley provided water and an ancient route from the city to the north. The river was prone to flooding at St Pancras and the settlement moved up to higher ground, in the area now known as Kentish Town, from at least as early as the thirteenth century, resulting in a parish some four miles long.

Kentish Town continued to grow along the trade route, gained a chapel of ease in the 15th century (south of the conservation area), and a number of inns and large houses.

##### Up to the early 19<sup>th</sup> century

This higher ground was appreciated for health and as a relief from the city, from the eighteenth century. Development intermittently grew along the Kentish Town Road as shown on John Rocque's Plan in 1745, and slowly began branching off the road along lanes. The area gained a reputation as a rural retreat away from the increasing urbanisation and growth of the metropolis and fine houses were built in the rural landscape.

The oldest area of development in the conservation area is along Kentish Town Road between the Assembly House Public House and 304 Kentish Town Road. The Assembly House was constructed in 1898 on the site of an older sequence of taverns known as the Flask which had been a landmark for travellers and a stopping point for stage coaches. A marble table stood under the roadside elms, and a cobbled yard lay between the Flask and 304 Kentish Town Road (known as the Village House). This was illustrated in J.F. King's contemporary eighteenth century street panorama. In the nineteenth century, the right of way across the Flask forecourt (Assembly House) became Leverton Place, and the forecourt was filled with shops.

The origin of Leighton Road lay in a path from the Assembly House to Maiden Lane. Development began when landowner Joshua Prole Torriano sold small plots of land freehold to private individuals for houses. This resulted in piecemeal development initially known as Evans Place, later around 1820-30 as Gloucester Place, before finally being linked up later in the nineteenth century to Torriano Avenue. The plots provided individual houses, or small groups developed at one time. Examples include late Georgian stock brick with pared down detailing of two and three storeys with parapets; stucco villas including one with a pediment of 1830s; and terraced stuccoed and half stuccoed houses of the mid nineteenth century.

In 1861 there were still fields to the north, however the city suburbs were expanding from the south. The Midland Railway Line cut through Kentish Town

and ran to St Pancras. At this point, the houses to the south of Leighton Road lost gardens and stables. By 1875 Leighton Road was lined with development all the way to Torriano Avenue. Torriano Cottages at the east end of Leighton Road were also built. To the north of Leighton Road, Leverton Street and Lady Margaret Road were laid out perpendicular to Leighton Road in an expanding grid of streets; the pattern was established by 1875, and by 1894 all the fields had been built over.

### **20<sup>th</sup> century**

The buildings of the conservation area were mostly built by the turn of the twentieth century. The red brick Royal Mail Sorting Office of 1903 is a local landmark with its Diocletian windows. Large brick London County Council housing blocks replaced nineteenth century houses on the north and south sides of Leighton Road, now situated between the two parts of the conservation area. Land was cleared in Falkland Place to create a play and open area. A number of new houses have been built including an innovative new house in Lady Margaret Road and houses inserted into Torriano Cottages, plus a surgery on Leighton Road.

The conservation area was designated in 1985 and extended in 1991 and 2011. More recently (since the previous conservation statement of 1995) the Maude Wilkes Development was built on the north side of Leighton Road by a housing association, replacing Bower Cottage, the house of a local nineteenth century builder. The area has prospered and most properties have been renovated, generally with positive effect of retaining and enhancing the area, but with some loss of historic detail.

## **5 Appraisal**

### **5.1 Spatial analysis**

The hierarchy of streets defines the spatial arrangement.

Kentish Town Road, the old coach road travelling north, is the commercial busy artery with national relevance. Shops and the public house open straight onto the pavement.

Branching from the Kentish Town Road, Leighton Road links to Torriano Avenue. It is a local link street lined with houses and flats with front gardens or grounds, and two to four storeys high.

Torriano Cottages is an arrangement that is surprising and ad hoc, being hidden from the main streets behind Leighton Road and Torriano Avenue. The cottages are linked by a winding un-metalled private road and are set in leafy gardens with an almost rural setting.

Leverton Place is a short street linking Kentish Town Road and Leverton Street. Falkland Place runs perpendicular to the north off Leverton Place. Here is the smallest scale terraced development in the area, and the layout is fragmented where part of the terraces was cleared to form the public gardens and play area in Falkland Place.

Perpendicular from Leighton Road runs the generous proportions of Lady Margaret Road, and the parallel Leverton Street. These streets are lined with terraced uniform developments (unlike Leighton Road and Kentish Town Road) as they were built in a short space of time by developers. The houses have a particular style – brick and stucco in Lady Margaret Road and stucco in Leverton Place with neat front gardens. The Church of Our Lady Help of Christians in Lady Margaret Road with its tall spire is a local landmark, just outside the conservation area.

Within this northern section of the conservation area, the area designated in 2011, the grid arrangement follows the north-south and east-west routes and forms part of the rapid development completed by 1894, mainly comprising long terraces of housing.

## 5.2 Key views

The Kentish Town Conservation area views are at a domestic scale, typically showing the variety of nineteenth century domestic architecture at a scale of two to four storeys high. The western end of the area falls within the protected views from Parliament Hill to St Paul's Cathedral.

### **Looking up and down Kentish Town Road**

The Village House (304 Kentish Town Road) and the Assembly House Public House are landmarks.

Looking north the Village House is perpendicular to Kentish Town Road. It has a red brick Georgian front facing south with a contemporary shop extension at ground level.

Looking south along the opening to Leighton Road, the Assembly House has a flamboyant elevation with a circular turret and conical spire at the corner.

### **Looking along Leighton Road**

Along Leighton Road views are defined by the variety of nineteenth century domestic architecture, twentieth century infill and street trees.

### **Looking up Lady Margaret Road**

Mature trees and the spire of the church punctuate the view up the hill, a street view which is framed by the brick and stuccoed development.

### **Looking down Lady Margaret Road**

Distance views towards central London, London Telecom Tower is visible



### 5.3 Character zones

The character zones loosely relate to the phases in which they evolved and have been ordered in that sequence (see map 9):

- **Kentish Town Road, the ancient route** forms the spine along which grew the village growing out of the ancient parish of Saint Pancras;
- **Leighton Road – east and west** the piecemeal residential development
- **Torriano Cottages**
- **Leverton Street and Falkland Place**, the expansion of the metropolis northwards
- **The Northern Roads surrounding Lady Margaret Road**, further expansion northwards - piecemeal residential development and the light industrial legacy of Railey Mews along the western boundary.

#### 1 Kentish Town Road

The Kentish Town Road elevation is characterised by a group of commercial buildings: the Assembly House Public House with four storeys, polished marble pilasters, wrought iron work and towers, then a row of three stock brick Victorian shops, separated from Number 304 the Village House, by Leverton Place, a narrow alley with the service entrances. 304 is a plain Georgian house front with a shop at ground level. The current shop is a recent design; a shop has been here for well over a hundred years.

#### 2 Leighton Road – east and west

Close to the junction with Kentish Town Road, the western part of Leighton Road is a variety of two-storey early 19<sup>th</sup> century houses on either side of the road. Here the remnants of the original development of piecemeal plots for houses are most clearly seen. On the north side, some very long gardens remain, particularly number 27, dating from before the construction of Lady Margaret Road, also 29, 31, and 33 Leighton Road; on the south the pair of stuccoed houses with pediments was originally two separate individual dwellings built around 1830. The loss of their gardens was a result of the railway; the infill cottage and side entrances were all part of progressive subdivision and intensification of development through the nineteenth and twentieth centuries.

The south side of Leighton Road was included in an extension to the conservation area, and it represents a continuation of the nineteenth century development in the pared down very late Georgian style. These are two and three storey houses in brick.

The east end of Leighton Road has a row of taller brick properties, with pediments and artists' studios. These have larger front gardens, some of which have been paved for forecourt parking.

### **3 Torriano Cottages**

The character of the Torriano Cottages is based on the winding unmade road and the original stock brick cottages with red dressings, interspersed with twentieth century additions and set in some lush vegetation.

The lane links Leighton Road and Torriano Avenue and retains a number of swan neck lampposts. The houses are as varied as the plot sizes and the gardens contain some substantial trees and vegetation, all contributing to a semi-rural landscape.

The cottages themselves are generally two storeys in height, modest in size and detailing, and mid Victorian in age. A number of later houses have been erected on rear garden infill sites during the 1960s and 1970s in modern styles and materials contrasting sharply with the 19th century properties, but of similar size and scale. In particular, No 15 is a secluded house by Philip Pank from the 1970s.

### **4 Leverton Street and Falkland Place**

Leverton Street and the return into Leverton Place have coloured stucco houses with narrow front gardens. Some houses retain 'greek' detailing in the window detailed metalwork. There is a homogeneous design of house and detailed joinery.

Falkland Place retains a short row of altered terraced cottages to the north end and then opens out where houses have been cleared, leaving the backs of the adjoining streets exposed and a play and open space has been created. Also the south end of Falkland Place, which turns from street to path, is flanked by a very old wall. This may be one of the oldest structures in the area, possibly predating 304 Kentish Town Road. This has been incised with new openings.

### **5 Northern Streets including Lady Margaret Road**

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. Fortess Grove is also on an intimate smaller scale than the vast majority of the conservation area, with small stucco fronted terraces painted white.

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.

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 20<sup>th</sup> 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.

## **5.4 Land use activity and influence of uses**

### **Residential**

Kentish Town is primarily a residential area and looks set to stay that way; first it provided homes for gentlemen and a retreat from the flooding Fleet River, and then the rural setting was consumed by the metropolis in the later nineteenth century. New insertions are few, and are one-off special homes or housing association developments.

### **Shopping and retail**

The edge of the area is rooted in the commercial activity of Kentish Town Road. This commercial activity is contained by the strip along the road and does not spread into the area. There are a small number of shops within the northern section of the conservation area.

### **Civic and public houses**

The Pineapple Public House is on Leverton Street. The Falkland Arms on Falkland Road has been converted to flats, retaining its historic frontage and public house sign. The Assembly House carries on the tradition of the wayside tavern (albeit a long way from the rural scenes depicted by the artist George Morland), and the former Royal Mail Sorting Office is a reminder of the importance of the origins of the postal service.

### **Worship**

The Catholic Church of our Lady Help on Lady Margaret Road is a local landmark and reminder of the pattern of Victorian development complete with Non-conformist Methodist Chapel with rag stone and tall spire. (Formerly called Lady Margaret Methodist Church; named Our Lady Help of Christians R.C since 1969.)

## 5.5 The quality of buildings and their contribution to the area

### Terraces

The predominant building type is terraced houses. These were built in homogeneous design, as on Leverton Street and Lady Margaret Road for example, or individual plots in Leighton Road, or where villas have been joined into terraces through infill. The houses are typically flat fronted (without bays) and with parapets.

### Houses

Individual houses are rare: however, there is a new house in Maud Wilkes Close, three individual cottages in Torriano Cottages and a contemporary design in Lady Margaret Road.

### Commercial buildings

The Assembly House and its row of shops are a segment of the commercial edge to Kentish Town Road. The quality of the buildings lie in their variety, from the restrained eighteenth century Village House, to nineteenth century plain commercial terrace, and the showy Assembly House of 1898.

### The Former Royal Mail Sorting Office

The red brick sorting office of 1903 is a contrast amongst the restrained details of the residential area. A tall panelled brick chimney stack is prominent above a segmental pediment, Diocletian windows with keystones, a frieze, royal monograms and inscription.

### Catholic Church of our Lady Help

Built 1864-7. Kentish rag random rubble with freestone dressings. Gothic style with 5-bay nave with clerestory and sanctuary. The tower with spire is at the 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 is a 7-light geometrical tracery window .

### The Pineapple Public House

Built 1868. Yellow stock brick. Stucco-faced ground floor, moulded stone window arches. The double valley roof is not visible behind the parapet. Three-bay elevation, three storeys high, with doorway to centre flanked by windows with three-panel aprons; all openings are segmental-headed, with pineapple motifs to keystones. Upper windows are 2/2-pane sashes. The ground floor is faced with channelled rustication, with moulded impost, radiating voussoirs, and a modillion cornice at first floor level, carried on acanthus-enriched brackets at each end.

## 5.6 Local details

In the area the original details are within a limited range that reflects the sequence of development.

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.

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. The former Sorting Office and the Assembly House are exceptions with the extent of their metalwork and ornamentation.

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.

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.

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.

Balconies are not a feature of this area; however, cast iron anthemion details remain on a few sills in Leverton Street.

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.

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

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.

The Kentish Town Road elevation and streetscape has become cluttered with signs, crossing lights etc and advertisements.

Torriano Cottages lane contains old lamps and an attractive ambiguity of public and private space and boundaries.

## **5.8 The contribution to the character and appearance of green spaces**

Street trees enhance, in particular, Leighton Road, Lady Margaret Road, and Leverton Place. On Leighton Road at the west end there are no trees adjacent to the railway, resulting in an open aspect.

Landscape around the flats in Maud Wilkes Close and (outside the area) by the LCC blocks provides green areas on Leighton Road.

The Falkland Place play area and gardens are the only public open spaces in the area. This is an important space and a quiet area for relaxation, play and a pedestrian route, although the edges appear vulnerable where the houses back onto the area.

Front gardens provide green and neat edges to the streets. Hedges have been planted in many gardens, often in place of the missing railings, and are neat boundaries growing over the low garden walls.

The private front gardens add colour and biodiversity to the residential street scene. The loss of any of these gardens through forecourt parking, hard-standing and neglect erodes the character of Leighton Road.

Private rear gardens also contain mature trees; these are especially valuable where glimpsed from the highway.



## 5.9 Audit of heritage assets

Please refer to Map 3

### Listed buildings

Listed buildings are structures or buildings of special architectural or historic interest which are included on the Statutory List of Buildings of Architectural or Historic Interest, maintained by English Heritage.

The listed buildings and railings in the Kentish Town Conservation Area are listed Grade II:

The Assembly House Public House 292 and 294 Kentish Town Road, NW5 2TG: a redbrick and stucco public house of 1898 by Thorpe and Furniss.

Roman Catholic Church of Our lady Help, Lady Margaret Road: By J Tarring. Kentish rag random rubble with freestone dressings. Gothic style

Numbers 20 and 22 and attached area railings to front 20 and 22 Leighton Road: a pair of houses, coursed stucco of 1840.

Number 24 and railings to Areas and Steps Leighton Road, NW5 2QE: a detached stuccoed house of 1840.

Numbers 26 and 28 and attached railings, Leighton Road, NW5 2QE: two semi-detached houses early/mid nineteenth century.

Former Kentish Town Sorting Office, 30 Leighton Road, NW5 2QE: Royal Mail sorting office, 1903.

27 and 37 Leighton Road

64 Leighton Road, house 1820-35 brown brick.

Numbers 66, 68 and 70 and area railings to numbers 68 and 70 Leighton Road: three rendered terrace houses of 1840.

1a Leverton Place (304 Kentish Town Road), early eighteenth century brown brick house (with unlisted late twentieth century shop).

1 and 3 Leverton Street, a pair of stuccoed houses, 1845.

Numbers 2-26 (even) Leverton Street, a terrace of stuccoed houses and railings to numbers 10 and 20 c.1845.

5-23 (odd), Leverton Street, NW5 2PH: terrace of 10 stuccoed houses.

The Pineapple Public House, 51 Leverton Street: Circa 1868. Yellow stock brick. Stucco-faced ground floor moulded stone window arches. An unusually exuberant example of a mid-Victorian pub serving a newly-built development of suburban housing

### **Buildings that make a positive contribution**

These buildings have a positive effect on the environment and could be a single building, group or landmark. These relate to the historic origins of Kentish Town; there may be scope for improvement of details or condition of the buildings. The Council will resist demolition.

Kentish Town Road	296-302 (even)
Leighton Road	1-13, (odd) 36-54, 58-62, 72-80, 112-130 (even)
Torriano Cottages	1-12 (consecutive), 15, 21-25 (consecutive), Davies Cottage, 31-34 (consecutive), Torriano Gardens 1-2
Leverton Place	1-3 (consecutive)
Falkland Place	1-7 (odd), old wall at south end
Falkland Road	All with the exception of 5a, 68-70, 71a and sub station
Leverton Street	All with the exception of 31 and 93 & 95
Lady Margaret Road	All with the exception of No.4 and No.36
Railey Mews	All with the exception of 10-17
Fortess Grove	All with the exception of 9-10 (1-3 Fortess House)
Ascham Street	All with the exception of No's 21 & 23
Countess Road	All
Dunolie Road	All
Dunolie Place	All
Montpelier Grove	All

**Buildings that make a neutral contribution**

These relate to buildings which neither enhance nor detract from the character or appearance of the area. A number of interventions have broken the homogeneous nature of the area and have not provided any significant townscape merit. There might be potential for enhancement.

Ascham Street	21 & 23, Ash Court
Falkland Road	5a, 68-70 and substation (southside)
Fortess Grove	9-10 (1-3 Fortess House)
Lady Margaret Road	36
Leighton Road	18, 32-34 even, 56
Leverton Place	9
Leverton Street	31, 93,95
Maude Wilkes Close	
Railey Mews	10-16
Torriano Cottages	17 (number unclear) -19

**Buildings that make a negative contribution**

These buildings, elements or spaces detract from the special character of the area and offers potential for beneficial change. In other words they 'blight' the area and improvement is expected.

Lady Margaret Road	4
Falkland Road	71a

In addition, poor alterations of details of some properties (for example from sash to mullion window), poor front area details and forecourt parking replacing gardens are negative features that could be incrementally replaced with the original designs.

## **5.10 Buildings at Risk**

Buildings at Risk are listed buildings known to English Heritage to be under risk from decay or neglect. There are no Buildings at Risk in the area. This is kept under review.

See also the Management Strategy for further guidance from English Heritage on Heritage at Risk. English Heritage launched a Conservation Areas at Risk Campaign in 2009 which aims to identify the causes of decay and threat to conservation areas nationally. The first report in 2009 showed that the main risk to conservation areas is incremental loss of original features which cumulatively strips the area of its architectural quality and special characteristics.

## 6 Problems and pressures, and capacity for change

### **Lack of understanding**

There appears, as in many conservation areas, to be insufficient knowledge of the Conservation Area status amongst some residents and commercial operators resulting in poor alterations and erosion of details; for example sash window replacement to mullions, casement and pivot windows, similar poor detailing for doors and boundaries. Examples of harsh cleaning, poor pointing to new building and re-pointing were also damaging to the buildings and the area.

### **Incremental intensity of residential use**

Threats to the quality of the area are roof extensions, basement extensions and infilling of back gardens.

### **Pressure for car parking**

Despite the good transport links and on street parking, cross-overs and forecourt parking have been constructed for individuals' ease of access; although most were carried out a few years ago garden reinstatement would enhance the area.

### **Economic pressures: reduction of mixed tenure in Victorian properties and lack of maintenance owing to the current financial crisis**

Mixed tenure was virtually indistinguishable between public rented and private ownership. A local concern was that the Right to Buy would erode this mix of tenure within the Victorian properties. Of local concern also was that properties may suffer a lack of maintenance due to the current financial crisis.

### **Climate change and energy saving upgrades**

Alterations to some windows were clearly for energy saving measures; however the effect of replacing the original glazing was unnecessarily detrimental to the appearance of the buildings, particularly when sashes were replaced with casements and timber replaced with metal or uPVC.

### **Trees**

Street trees and trees in gardens were vulnerable to the sometimes conflicting interests of property owners and the environmental benefit.

### **Positive change**

The capacity for new development is low within the area; however, incremental reinstatement of quality details, reinstating garden walls and railings and front gardens, will enhance the area. There are also a few buildings identified as either negative or neutral contributors which would benefit from enhancement.

There is scope for public realm improvement e.g. improved paving materials, removal of clutter etc. High quality new public realm improvements outside the

area by the railway station would enhance the approach to the area from Kentish Town Road.

## **7 Community involvement**

In Kentish Town there is an established Conservation Area Advisory Committee (CAAC) which is made up of local people who meet regularly to consider and comment upon planning and conservation area consent applications. The CAAC comments are considered during the assessment of planning applications.

Prior to the preparation of this Appraisal, members of the Kentish Town CAAC, council conservation and tree officers, and John Thompson Partnership walked around the area. The members of the CAAC pointed out key issues which have been included in the draft.

There is opportunity for further community involvement with the management of the conservation area through the activities of the CAAC and through the planning process. The Appraisal and Management Plan are subject to periodic review.

The new planning system will encourage more community involvement in the planning process. Guidance is enshrined in the LDF, and as foreseen in the heritage protection reform that failed to find parliamentary time in 2009.

## 8 Boundary changes 2011

The boundaries of the conservation area were reviewed as part of the appraisal.

The area to the north of the former boundary of Kentish Town Conservation was considered for an extension. This area was included as it was considered to be of sufficient architectural quality (relatively intact and generally in a good state of repair) forming part of the history of the rapid expansion of Kentish Town in the later part of the nineteenth century, and follows a distinct urban design layout.

The southern tips of Leverton Street and Lady Margaret Road lie within the present conservation area. These streets run up to Ospringe Road and are crossed by Falkland Road, Dunollie Road, Acsham Street and Countess Road.

This residential area contains streets of terraced houses in defined groups in brick and coloured stucco that are substantially intact; where details are missing, the area warrants careful repair. The streetscape is defined by the wide streets, mature street trees, high quality materials, York stone paving, and granite setts in Railey Mews..

On the Ordnance Survey map of 1875 (map 6) the area of the current conservation area was in place and the grid of streets north of Leighton Road was substantially underway, by 1894 the Ordnance Survey Map (map 7) shows the area was complete including all the area of the proposed extension.

The boundaries of the 2011 extension are as follows (shown on map 2):

- to the south, the conservation area bordering Lady Margaret Road, the Catholic Church of Our Lady Help of Christians and the rear gardens of Falkland Road.
- to the west, crossing Falkland Road, the rear gardens of Fortess Grove, the western edge of Railey Mews.
- to the north, the northern edge of Railey Mews, the ends of Leverton Street, Lady Margaret Road and Montpelier Road, omitting the terraces facing north on Ospringe Road. This area faces and relates to St Benet and All Saints Church and away from the Kentish Town area.
- to the east the rear gardens of Montpelier Road and to the end of Falkland Road.

The extension was promoted by the CAAC and supported by some local residents.



## **9 Summary of Issues**

### **Commercial activity**

Kentish Town Road commercial activity is absolutely central to the character, vitality and history of the conservation area.

### **Residential**

The residential areas are homogeneous historically and by design. The poor replacement of original building details and loss of gardens is detrimental to the quality of the residential area. The repair and reinstatement of these elements would enhance the conservation area.

### **Public realm**

The public realm is generally high quality in the area. The mature street trees and established front gardens enhance the public spaces. The York stone, granite setts and curbs all need careful retention. There is room for enhancement of detail and materials on Kentish Town Road and Leighton Road.

### **Boundary review**

An extension to the area incorporates the area to the north shown on map 2. This comprises the continuation of the grid layout with roads running on an east-west axis stemming from Lady Margaret Road and Leverton Road which run parallel to each other,

## **Part 2**

# **Kentish Town Conservation Area Management Strategy**

## **Kentish Town Conservation Area Management Strategy**

### **1 Introduction**

#### **1.1 Background**

English Heritage *Guidance on the Management of Conservation Areas* advises that following an appraisal of the conservation area, a strategy for its management in the mid to long term should be developed to address issues identified through the appraisal.

The Character Appraisal and this associated Management Strategy seek to provide a clear basis for the assessment of proposals and identify an approach to addressing issues that have the potential to impact on the special interest of Kentish Town Conservation Area.

The aims of the Management Strategy are to:

- inform interested parties of how the Council intends to secure the preservation and/or enhancement of the Conservation Area;
- set out an approach to consultation on the management of the Conservation Area;
- confirm how issues identified through the character appraisal will be tackled;
- identify specific policy or design guidance that is relevant to the Conservation Area to support the development control function and those preparing applications for planning permission, listed building consent and Conservation Area consent;
- identify areas where the overview provided by the Conservation Area Appraisal suggests that site-specific Development Brief would assist the management of the Conservation Area and decision-making processes;
- identify areas that may benefit from specific enhancement proposals should funding become available; and,
- identify the management tools available to the Council through legislation.

## 1.2 Policy and Legislation

The purpose of the Management Strategy is to provide clear, concise proposals for maintaining and enhancing the Conservation Area. This includes actions and a review framework which address the issues raised in the Appraisal.

The government has introduced a new planning system in which the focus is on flexibility, sustainability, strengthened community and stakeholder involvement. Under the new system Camden has produced a Local Development Framework(LDF) adopted in 2011 which replaced the Unitary Development Plan (UDP), and includes a high level of monitoring and community involvement.

The LDF comprises the London Borough of Camden Planning policies:

- Development Plan Documents (DPDs): the key document of this type is the *core strategy* which will outline broad strategy for conservation
- Supplementary Planning Documents (SPDs) that provide further detail and guidance on policies and proposals included in the DPD, and can supplement higher level policy in controlling erosion of the special interest that warrants designation
- Statement of Community Involvement (SCI)

The Conservation Area Appraisal and Management Strategy are to be adopted and should support the SPD. They will be a material consideration in Planning and Conservation Area Consent applications.

## 2 Monitoring and Review

### Monitoring

The Council will monitor listed buildings within the Kentish Town Conservation Area that are at risk as well as other listed buildings to determine whether further action is necessary to safeguard the listed building and its special interest.

### Review

The Council is required to undertake periodic review of the Kentish Town Conservation Area, to ensure that the special interest is being maintained and protected, to re-evaluate boundaries and see whether there are areas which justify inclusion, or whether there are areas which have deteriorated to such an extent that their special interest has been lost.

As part of the review process the Council will:

- undertake a visual appraisal;
- maintain a searchable photographic record of listed buildings within the area on the Council website, ensuring that this is updated as new buildings are added;
- record the character of streets and areas;
- maintain and update a record of other aspects of interest within the Conservation Area including any buildings of merit and the historic fabric of the public realm; and
- consider current issues impacting on the character and appearance of the Conservation Area.

As part of the Conservation Area Appraisal, the following have been reviewed: current issues, conservation area boundaries, positive contributors to the Conservation Area, negative elements, buildings of merit and elements of streetscape interest.

At present the only way of monitoring change is to interpret the existing statement and from anecdotal evidence. In the future it is a recommendation of this Strategy that a photographic record will provide a visual benchmark for review (see below.)

Within the limitations of the current review it appears that since the writing of the last Statement in 1995:

- The general trend in the area is towards continuity and prosperity and this generally results in incremental repair of buildings. Door and window replacement has been carried out with varying results, both good restoration of originals, and some replacement of sashes by

casements. On Leighton Road poor repointing has damaged some brick elevations and some brickwork has been recently painted.

- Maud Wilkes Close, a housing association development, was built between 13-27 Leighton Road on the site of a complex known as St Margaret's with a number of buildings and a walled garden including a nineteenth century house, Bower Cottage
- The general and important characteristic of unaltered roof parapet lines still persists on Leighton Road and Leverton Street.
- Forecourt parking was previously noted in the east end of Leighton Road in the statement.
- A negative building has been identified on Lady Margaret Road, adjacent to the Catholic Church

The recommendation is for a regular and quantifiable mechanism to monitor change that will be effective at the next review. This could include a review of the records of the planning and enforcement actions and a comparison with a photographic record.

### **Photographic record**

In order to monitor and evaluate change in the Area effectively, a photographic street survey is proposed. This would have the benefit of:

- capturing a moment in time to support the Appraisal
- providing the means to review the state of the area accurately and periodically
- being a potentially a useful tool in enforcement action
- being a useful public resource

This could be undertaken as a community project, possibly within a format provided by the Council. It would identify key features, buildings considered to be of positive, neutral and negative value.

### **Future review**

The Council has a duty to review the condition of its conservation areas periodically. The next review is anticipated in five years from adoption of this Appraisal and Management Strategy.

This may involve the designation of new conservation areas, the de-designation of areas that have lost their special character or changes to the boundaries of existing conservation areas. At that time, the Kentish Town

Character Appraisal and Management Strategy will be reviewed in the light of changes to the area.

### **3 Maintaining Character**

#### **General Approach**

The following approach to maintaining the special interest of the Kentish Town Conservation Area will be adopted as part of the strategy for its effective management:

- the Kentish Town Conservation Area Appraisal and Management Strategy will be subject of public consultation and will be periodically reviewed to ensure that these documents remain sufficiently current to enable effective management and decision-making on new development within the area;
- the list of buildings and other features which, in addition to those already included on the statutory list, positively contribute to the character or appearance of the Conservation Area, will be kept under review to aid decision-making and the preparation of proposals;
- applications for development will be determined having regard to the special interest of the Conservation Area and the specialist advice of conservation officers;
- previous unauthorised or undesirable development or inappropriate alterations will not be taken as an acceptable precedent for new work;
- in accordance with the relevant legislation most applications for development within the Conservation Area are required to include a Design and Access Statement. This will be required to adequately explain the design approach and context of the proposals and be accompanied by sufficient, accurate drawings of the existing site, its context as well as the proposed development;
- where relevant and possible further supplementary planning documents including design guidance and planning briefs will be produced;
- in undertaking its development control function the Council will ensure that the historic details which are an essential part of the special architectural character of Kentish Town Conservation Area are preserved, repaired and reinstated where appropriate;
- the Council will seek to ensure that the departments responsible for the environment (highways/landscape/planning/conservation and urban design) work in an effective, co-ordinated and consultative manner to ensure that historic interest within the public realm is maintained and enhanced where appropriate; and,
- the Council will continue to consult the Conservation Area Advisory Committees and local amenity societies on applications which may

impact on the special interest of the Kentish Town Conservation Area and seek their input in relation to ongoing management issues.



## **4 Recommendations for action**

### 4.1 Promotion of good practice by:

- improving local knowledge of the Conservation Area status amongst commercial operators in order to prevent the loss of traditional shop fronts and fascias to avoid unsympathetic alterations and to promote quality design
- improving local knowledge of the Conservation Area status amongst residents in order to discourage the installation of cross-over parking, as well as inappropriate replacement of original window, door, stucco, and other characteristic details
- reinstating private front gardens, railings and hedges where they are missing or damaged.

4.3 Undertake a photographic record of each street to enable effective review and monitoring and a public record of the state of the area.

4.4 Review using the photographic record, records of approvals and enforcement decisions

4.5 Review Appraisal and Management Strategy in five years from adoption.

4.6 Promote local awareness through disseminating information about the conservation area and guidance on alterations and development

4.7 Promote local awareness of the planning and enforcement procedures

4.8 Continue active participation of the CAAC in the planning process, and active recruitment to the CAAC

4.9 Improve and enhance the public realm to address the issues of traffic control, cluttered pavements and poor surfaces

4.10 Enhancing public landscape including some replacement street trees, tree maintenance and improved landscape to Falkland Place

4.11 Increasing controls: consideration of Article 4 Directions on residential properties and Article 4 (1) Directions on commercial properties

4.12 Prepare special guidance regarding maintenance of roofscape and parapet lines

## **5 Boundary Changes**

A further boundary review will be undertaken in the future if considered necessary.

## **6 Current issues**

### **6.1 Summary of issues**

The area is essentially homogeneous, established, prosperous and attractive; however, the Kentish Town suffers from erosion of detail in both commercial and residential properties, and in the public areas. (See also section 6 above in the appraisal.)

Increasing density of residential use is happening incrementally resulting in pressure for roof alterations and in-filling gardens.

### **6.2 Maintaining special character**

Details and features tend to have a distinctive character in buildings originally developed in groups. The individual group details should be retained and enhanced on a project by project basis, taking into consideration the following guidance:

- Doors and windows should be restored to their original glazing material and glazing bar configuration
- Paths and boundary walls/hedges and other details characteristic of the street should be reinstated
- Roof materials are typically slate and artificial slates should be avoided
- Extensions to front or side roof slopes are likely to break the important, regular composition of the roof lines and so harm the appearance of the conservation area.
- Pressure for removal of boundary walls and gardens for parking will be resisted
- Pressure for upgrading for energy efficiency will be balanced against effect upon or loss of historic and architectural character.

### **6.3 Enhancement schemes for the public realm**

#### **Design brief for street furniture and pavement/restaurant life**

A local design brief is recommended for the public realm with realistic implementation framework, for surfaces and design, and to repair and retain the York stone and surviving lamps and bollards

#### **New buildings**

There is little scope for new buildings in the area, however new work should reflect the materials, colour palette, scale and character of the area.

#### **Pedestrian and traffic management**

De-cluttering the street scene should be a priority alongside creating priority for safe pedestrian movement.

### **6.4 Economic and regeneration strategy – grants and investment**

English Heritage and Heritage Lottery Fund run grant schemes for Historic Areas in partnership with local authorities, but there are currently no such schemes proposed or considered for Kentish Town.

English Heritage has undertaken research – *the Heritage Dividend* - that shows that public and private investment in conservation areas brings financial rewards as well as environmental and social benefits. More information is available on its website.

## **7. Management of Change - Application of policy guidance**

### **7.1 Quality of Applications**

All applications for planning permission and conservation area consent must contain sufficient information to describe the effect on the character and appearance of the conservation area.

Design and Access Statements accompanying applications will be expected to specifically address the particular characteristics identified in the appraisal including the scale and character of the repeated terraced forms and the prevailing scale, mass, roof line and rhythm created by the historic pattern of development.

The level of required information may be ascertained by contacting the council or referring to Development Management Policy Annex on Information Requirements (2010) and associated Guidance on Information Requirements and Validation (2010). Both of these documents are available on the Communities and Local Government website.

### **7.2 Generic guidance**

#### **Control over new development**

The council's LDF contains adopted policies which seek to secure appropriate new development. Further guidance is contained in Camden Planning Guidance 2011.

Development proposals should preserve or enhance the character or appearance of the Kentish Town Conservation Area. This requirement applies equally to developments which are outside the Conservation Area but would affect its setting or views into or out of the area. High Quality Design and high quality execution will be required of all new development at all scales.

New development involving the loss of existing buildings which positively contribute to the character of the Conservation Area is very unlikely to be supported by the Council. To secure only appropriate new development the Council has adopted a number of detailed policies that development will need to comply with. An appropriate level of information will also be required as part of the application submission to enable the Council to determine the effect of any development proposal on the character or appearance of the Conservation Area. High quality design and high quality execution will be required of all new development at all scales. It will be important that applications contain sufficient information to enable the Council to assess the proposals.

Proposals which seek to redevelop those buildings that are considered to have a negative impact on the special character or the appearance of the Conservation Area with appropriate new development will be encouraged.

The appearance of all buildings of historic interest (listed and unlisted) within the Conservation Area is harmed by the removal or loss of original architectural features and the use of inappropriate materials. For example, the loss of original joinery, sash windows, porches and front doors can have considerable negative impact on the appearance of a historic building and the wider area. Insensitive re-pointing, inappropriate painting or render will harm the appearance and the long-term durability of historic brickwork.

In all cases the Council will expect original architectural features and detailing to be retained, protected, refurbished in the appropriate manner, and only replaced where it can be demonstrated that they are beyond repair.

## **Demolition**

The total or substantial demolition of an unlisted building within a conservation area requires consent. New development, involving the demolition of buildings which make a positive contribution to the character or appearance of the conservation area will not be supported by the Council (policy B7 of the Unitary Development Plan).

PPS 5 (Planning Policy Statement 5, Planning for the Historic Environment) is clear that there is a presumption in favour of the conservation of designated assets and the more significant the designated heritage asset, the greater the presumption in favour of its conservation should be. Policies HE9.2 and HE9.5 should be taken into consideration when justifying proposals for the demolition of buildings within the conservation area.

Conservation Area Consent is required for the demolition of garden walls that are over 1 in height fronting the highway, and 2m elsewhere. The demolition of original garden walls will be resisted.

The Council will seek the retention of buildings which are considered to make a positive contribution to the character or appearance of the CA.

Where buildings are not identified as making a positive contribution consent for demolition will not be granted unless a scheme for redevelopment scheme is submitted which preserves or enhances the CA.

All applications for works of demolition within the CA should show clearly the extent of demolition proposed including partial demolition and garden walls.

## **Car parking crossovers**

Reinstatement of front gardens and typical local boundaries (for example hedges or walls) is encouraged where crossover parking has been implemented in the past. This is an important way of enhancing the streetscape and incrementally improving the quality of the area. In addition to where Conservation Area Consent is required, approval for a crossover is also required from the Council's Highways Department.

Hardstandings to the front of buildings are only permitted development (development not requiring planning permission) where they are less than 5 square meters in area. Hardstandings to the front of buildings that are over 5 square meters are only permitted development where they are constructed of porous materials or provision is made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.

### **Listed Buildings**

To see the location of the listed buildings within the conservation area please refer to Map 3. To access their list descriptions and for advice on listed building matters visit [www.camden.gov.uk/listed](http://www.camden.gov.uk/listed) buildings or [www.english-heritage.org.uk](http://www.english-heritage.org.uk)

For listed building advice contact: [www.camden.gov.uk/planning/listed](http://www.camden.gov.uk/planning/listed) buildings or [www.english-heritage.org.uk](http://www.english-heritage.org.uk).

### **Sub-division of houses**

The intensive sub - division of houses that were originally constructed for single family occupation can have significant detrimental impact on the appearance of the CA through external alterations, extensions and possible demand for additional car parking spaces.

The creation of additional units in the roof space or through the excavation of a basement area will not therefore normally be acceptable where it is demonstrated that such works would cause harm to the character or appearance of the area. Similarly, proposals for the further sub-division or extension of mansion blocks will normally prove unacceptable.

### **Basements**

Kentish Town Conservation Area is characterised by residential properties set in large gardens with an abundance of trees. In recent years, conservation areas in Camden have seen a growth in new basement development and extensions to existing basement accommodation, together with excavation of associated lightwells. The Council will resist this type of development where it is considered to harm the character and appearance of the conservation area.

The creation of new lightwells can harm the relationship between the building and the wider streetscape, as well as resulting in the loss of garden space. Railings around lightwells can cause a cluttered appearance to the front of the property. The inclusion of rooflights designed within the landscaping of a front garden can result in illumination and light spill from the subterranean rooms and harm the character of a building's garden setting.

Where there are trees on or adjacent to the site, including any street trees, an arboricultural report will be required with the submission of a planning application.

When considering applications for basement extensions within the Conservation Area, the Council will need to be satisfied that effective measures will be taken during demolition and construction works to ensure the stability of the building and neighbouring properties.

To check whether planning permission is required for basement works, please visit the Council's website at [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning) and refer to the Council's *New Basement Development and Extensions to Basement Accommodation* Guidance Note (February 2009). Alternatively, please contact the Council's Duty Planner on tel 020 7974 5613.

### **Shopfront design**

The retention of traditional shopfronts and the installation of high quality replacements are actively encouraged in the conservation area. Enforcement action will be taken on unauthorised works.

New shop fronts require Planning Permission. Detailed advice within the Supplementary Planning Guidance on traditional shop front design will be included in a new form in the SPD under the LDF

It is important that shopfronts maintain the visual character and appearance of the street through respect for the proportions, rhythm and form of the original frontages. The loss of original/historic shopfronts will be resisted. The arrangement of wide fascia and awnings is still evident in the parade of shops on Kentish Town Road.

Shop signage should be appropriate to the conservation area, respecting the proportions of shop frontages, and maintaining the characteristic divisions between units. Signage should be non-illuminated or externally illuminated and will usually consist of one fascia sign and an awning and should not project above the traditional stringcourse or soffit of the shop front.

### **7.3 Enforcement Strategy**

The Council has adopted an Enforcement Policy for handling complaints regarding unauthorised development and will investigate and where necessary take enforcement action against unauthorised works and changes of use. In operating that policy special attention will be given to preserving or enhancing the character and appearance of the Kentish Town Conservation Area.

Guidance regarding enforcement issues can be found in *PPG18: Enforcing Planning Control and Circular 10/97: Enforcing Planning Control: Legislative Provision and Procedural Requirements* (published by DETR). Also see PPS5.

If there are any queries, the Planning Appeals and Enforcement Team can be contacted online. Website: [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Enforcement action is costly and time consuming to both the council and to the property owner and is best avoided through applying good practice and seeking advice from the Council about necessary permissions prior to carrying out work.



## 7.4 Article 4 Directions

Some works to dwellinghouses are permitted development and do not require planning permission. These permitted development rights are restricted within conservation areas. However, this is not always sufficient to protect their special interest. An Article 4 direction would restrict the range of works that it is possible to undertake without planning permission.

English Heritage defined the usefulness of Article 4 Directions in the Heritage at Risk Report 2009:

*'Article 4 directions are well-established tools that enable local planning authorities to manage change in conservation areas that otherwise would be harmful to their special character. They are particularly effective when used as part of a well-considered management plan supported by guidance to local owners.'*

*Article 4 directions are justified when there is firm evidence that permitted development is damaging the character or appearance of a conservation area, or is likely to. An Article 4 direction is therefore a targeted response to specific types of alterations and changes that cumulatively can undermine local character. When used in conjunction with design guidance they can provide clarity and certainty for owners when they are considering proposals for change.'*

Article 4 Directions would be beneficial in this conservation area to control:

- front garden areas and boundary treatment
- window replacements
- external door replacements

Further advice on Permitted Development is available from Camden Planning Advice and Information Team on 020 7974 5613 or the Planning Portal [www.planningportal.gov.uk](http://www.planningportal.gov.uk)

## **7.5 Heritage at Risk**

English Heritage maintains a register of listed buildings and scheduled ancient monuments which are 'known to English Heritage to be at risk, though neglect or decay or are vulnerable to becoming so'. There are no buildings at risk in the Kentish Town Conservation Area. This is kept under review.

The Heritage at Risk Report 2009 also covers Conservation Areas. This states that 1 in 7 areas are classified at risk from 'neglect, decay or unsympathetic change'. English Heritage identified two areas in Camden; this did not include Kentish Town. English Heritage gives useful guidance for the care of Conservation Areas and calls for action from both Councils and the community.

## 7.6 Trees, green spaces and biodiversity strategy

### Gardens and front boundary treatment

Front and rear gardens within the residential streets make an important contribution to the streetscape and character of the residential area. The Council will resist the loss of soft landscaping and original boundary walls and railings, as well as loss of gardens through basement developments.

### Trees and open spaces

The street trees in the residential areas are a valuable part of the streetscape and make a positive contribution to the character and appearance of the conservation area. Advice on street trees may be found at [www.camden.gov.uk/streetscape](http://www.camden.gov.uk/streetscape).

Many trees within the conservation area have statutory protection through tree preservation orders (TPOs). Additionally any tree within the conservation area over 75mm diameter that is not covered by a TPO is still protected and anyone proposing to cut down, top or lop a tree is required to give six weeks notice to the Council.

Camden's Tree Officers within the Regeneration and Planning Service can advise on all aspects of trees on private property within the Kentish Town Conservation Area.

The Council's free publication 'A Guide to Trees in Camden' contains information on the benefits of trees and the law relating to trees in conservation areas. email [ppp@camden.gov.uk](mailto:ppp@camden.gov.uk)

If building or excavation works are proposed to a property in the Conservation Area, consideration should also be given to the existence of trees on or adjacent to a site, including street trees and the required root protection zones of these trees. Where there are trees on or adjacent to the site, including any street trees, an arboriculture report will be required with the submission of a planning application. This should provide a statement in relation to the measures to be adopted during construction works to protect any trees on or adjoining the site and justification for any trees to be felled. Further guidance is provided in BS5837:2005 'A guide for trees in relation to construction', or by contacting the Council's Tree Officer on 020 7974 5616.

The street trees of Kentish Town add greatly to the character of the area. Damage to pavements is sometimes caused by root growth, and the canopies need periodically to be pollarded. This is a matter of on-going monitoring and maintenance in order to preserve the leafy character of the side streets.

As trees die, replacement with varieties that encourage biodiversity and less root damage is to be encouraged while maintaining the overall character.

The leafy character of Torriano Cottages is precious and its semi rural character needs to be retained and enhanced.

All new development should have a high standard of external space which should respect the character of the conservation area.

## **8 Consideration of resources to sustain the historic environment**

London Borough of Camden has a team of conservation officers and landscape officers that support the aims of the designation of the area and give advice and assistance to the public.

Camden has a Heritage Champion to promote heritage issues.

The Conservation Area Advisory Committee is run on a voluntary basis and receives no funding from the Council.

## **9 Procedures to ensure consistent decision making**

The Council requires high quality applications for works in the Conservation Area therefore applicants need to:

1. ascertain where planning permission or conservation area consent is required for alteration and demolition
2. ascertain what is significant about the space/feature/building
3. understand the relevant policies and guidance
4. show what effect the proposal will have on the space/feature/building – this may require an historic environment impact assessment
5. illustrate the effect of the proposals on the local context – this may entail perspectives or visually verifiable montages

The Council has strict procedures to ensure that applications will only be validated where there is sufficient information to assess the proposals.

It is recommended that applicants consult the conservation officer and duty planner prior to application.

Planning applications will be determined in accordance with local guidance (Camden's Planning Guidance and the Conservation Area Appraisal) local policy (London Borough of Camden's Local Development Framework), and national policy (The London Plan).

Other guidance for instance that published by English Heritage on listed buildings and conservation areas will also be taken into account.

## 10 Community involvement

Community involvement is encouraged in order to:

- promote 'ownership' of the Character Appraisal and Management Strategy by both the local community and the Council in order to achieve incremental improvements
- support the Sustainable Community Strategies and Local Area Agreements within the draft LDF to promote satisfaction with the local area and increased civic participation in the decisions affecting conservation areas

*'Conservation Area designation is about recognising the significance of an area and what gives its special character. Designation is not intended to prevent change but to make sure that the effects on what people value about a place are properly considered.'*

English Heritage.

Camden has a statutory duty to publish proposals for the enhancement of the Conservation Area.

Local residents are already involved in the Kentish Town Conservation Area Advisory Committee. This group considers planning and conservation area consent applications and brings issues affecting the conservation area to the Council's attention.

If you wish to become involved or find out more please contact the CAAC c/o Camden Council's Regeneration and Planning Service.

English Heritage has launched a campaign to support the preservation and enhancement of conservation areas and it provides a campaign pack of information on request. To find out more see [www.English-Heritage.org.uk](http://www.English-Heritage.org.uk)

## 11 Guidance

### Information

A range of information is available on the Council's website to assist businesses, occupiers and developers in making applications that will meet the objective of preserving or enhancing the character and appearance of the conservation area.

Policy Planning Statement 5 (PPS5): Planning for the Historic Environment 2010.

(Planning Policy Guidance PPG15 and 16 are withdrawn).

London Borough of Camden '*A Guide to Trees in Camden*' contains information on the benefits of trees and the law relating to trees in conservation areas.

London Borough of Camden 'Your Camden' is an internet magazine for the borough.

English Heritage has many useful publications, all available on their web site including:

#### *Heritage at Risk*

- Register and guidance
- Campaign for Conservation Areas

#### *Streets For All*

There is a wealth of further information provided by English Heritage, the Victorian Society, Twentieth Century Society, SPAB, and other conservation organisations. The Planning portal is also useful for general planning issues. Contacts are listed below.

### Contacts

#### **Camden Regeneration and Planning Service**

Town Hall Extension  
Argyle Street  
London  
WC1H 8ND

tel 020 7278 4444

[www.camden.gov.uk](http://www.camden.gov.uk)

email [ppp@camden.gov.uk](mailto:ppp@camden.gov.uk)



**English Heritage**

London office  
1 Waterhouse Square  
138-142 Holborn  
London  
EC1N 2ST

tel 020 7973 3000

web [www.english-heritage.org.uk](http://www.english-heritage.org.uk)

email [london@english-heritage.org.uk](mailto:london@english-heritage.org.uk)

**The Georgian Group**

6 Fitzroy Square  
London  
W1T 5DX

Tel 087 1750 2936

Web: [www.georgiangroup.org.uk](http://www.georgiangroup.org.uk)

e-mail: [info@georgiangroup.org.uk](mailto:info@georgiangroup.org.uk)

**Victorian Society**

1 Priory Gardens  
LONDON  
W4 1TT

tel 020 8994 1019

web [www.victoriansociety.org.uk](http://www.victoriansociety.org.uk)

email [Admin@victoriansociety.org.uk](mailto:Admin@victoriansociety.org.uk)

**Twentieth Century Society**

79 Cowcross Street  
London  
EC1M 6EJ

tel 020 7250 3857

web [www.c20society.org.uk](http://www.c20society.org.uk)

email [caseworker@c20society.org.uk](mailto:caseworker@c20society.org.uk)

**CABE**

1 Kemble Street  
London  
WC2B 4AN

tel 020 7070 6700

web [www.cabe.org.uk](http://www.cabe.org.uk)

email [info@cabe.org.uk](mailto:info@cabe.org.uk)

## **The Planning Portal**

Web [www.planningportal.gov.uk](http://www.planningportal.gov.uk)

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*Panorama.* J.F. King, eighteenth century manuscript, an illustrated streetscape record.