

# **Camden Town Conservation Area Appraisal and Management Strategy**

## **Part 1: Conservation Area Appraisal**

### **Introduction**

Purpose of the appraisal

### **The Planning policy context**

National planning policy

Local planning policy

### **Summary of special interest**

### **Conservation Area designation history**

### **Location and Setting**

Location

General character and plan form

Topography

### **Historic development**

### **Character Appraisal**

Sub area 1: Commercial

Sub area 2: Residential

Key views and approaches

Commemorative plaques

### **Appendices**

1. Listed buildings
2. Positive buildings
3. Negative buildings
4. Historic shopfronts
5. Streetscape audit
6. Camden Town Conservation Area townscape appraisal map 2007
7. Camden Town Conservation Area sub areas map 2007
8. Urban Grain map 2007
9. Topography map
10. OS extract 1875
11. OS extract 1894
12. OS extract 1914
13. OS extract 1935

## **Part 2: Management Strategy**

**Introduction**

**Monitoring and Review**

**Maintaining quality**

**Conservation Area boundary review**

**The management of change**

**Investment and Maintenance**

**New Development**

**Listed Buildings**

**Buildings at Risk**

**Maintenance and Repair**

**Enhancement Initiatives**

**Re-use of premises above shops and other commercial buildings**

**Control of demolition**

**New development and work to existing buildings within the Conservation Area:**

- Quality erosion
- Shops fronts
- Fascias
- Estate agents boards
- Roof alterations
- Rear extensions
- Gardens and front boundaries
- Telecommunication equipment
- Ventilation ducts and flues

**Street furniture**

**Trees and open spaces**

**Traffic and air pollution**

**Enforcement**

**Planning advice**

**Bibliography**

## **Part 1: Conservation Area Appraisal**

### **Introduction**

#### **Purpose of the appraisal**

Conservation Area Appraisals and Management Strategies are recognised as being of considerable importance in providing a sound basis for guiding the types of alterations and development that are likely to be acceptable or unacceptable in each area. The purpose of the documents is to provide a clear indication of the Council's approach to the preservation and enhancement of the Camden Town Conservation Area. The appraisal is for the use of local residents, community groups, businesses, property owners, architects and developers and is an aid to the formulation and design of development proposals and change in this particular area.

These documents will be used by the Council in the assessment of all development proposals.

### **The Planning policy context**

#### **National planning policy**

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Council to designate as conservation areas any " areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance." Designation provides the basis for policies designed to preserve or enhance the special interest of such an area.

Planning Policy Guidance Note 15, Planning and the Historic Environment. 1994

#### **Local planning policy**

The Council's policies and guidance for Conservation Areas are contained in the Replacement Unitary Development Plan 2006. and the Supplementary Design Guidance 2002. Links to these policy documents can be found at the end of this report

### **Summary of the special interest of the Camden Town Conservation Area**

The Camden Town Conservation Area can be divided into two sub areas of distinctly different character, a busy commercial and retail area, and, a quieter more formal residential area.

The commercial sub area consists of a traditional wide shopping street linking the busy junction at Mornington Crescent to the eclectic and lively town centre at the heart of Camden Town. The focus of Camden Town is Britannia Junction which acts as a hub and an important interchange, with busy, noisy, dynamic and diverse characteristics. This retail and commercial area is powerfully urban in character with few openings between the continuous building lines and an absence of public open spaces and soft landscaping. Within this part of the Conservation Area there are two underground stations, an array of banks, restaurants, street markets, shops and stalls, signs and vehicles all existing within an historic architectural streetscape. The buildings reflect the diverse and changing architectural styles over the last two hundred years. Terraces of flat fronted early to mid 19<sup>th</sup> century houses now fronted by shops, mid Victorian stucco terraces, Victorian Gothic buildings, late Victorian and Edwardian red brick parades four and five storeys high with decorative gables, imposing banks, places of entertainment and public houses occupying key focal sites, and 20<sup>th</sup> century buildings all contribute to the wide ranging variety of architectural styles.

To the east, the backs of the retail premises on Camden High Street are accessed by cobbled mews which today are still largely in commercial use. Beyond the commercial interests are areas of late 18th and early 19th century residential development while to the west of the High Street narrow passage-ways link through to quiet tree lined streets forming the residential sub area. These streets of stock brick and stucco terraces date from the early to mid 19<sup>th</sup> century and are more consistent in character, and are in marked contrast to the dynamic, busy commercial frontages.

The Conservation Area has a high proportion of 19th century buildings both listed and unlisted, which make a positive contribution to the historic character and appearance of the Conservation Area. There is an overall 19th century architectural and historic character and appearance throughout. (Examples of listed buildings are outlined in Appendix1; examples of positive buildings are outlined in Appendix 2.)

### **Conservation Area designation history**

Camden Town Conservation Area was designated by the London Borough of Camden on 11<sup>th</sup> November 1986. The boundary was extended in 1997 to include the triangle behind Camden Town underground station formed by Camden High Street, Kentish Town Road and Buck Street and an area east of Camden High Street including Pratt Street (southside), Pratt Mews, Kings Terrace, Bayham Place and Bayham Street.

### **Location and Setting**

#### Location

The Camden Town Conservation Area lies central to the Borough of Camden. Due north of Camden Town Conservation Area lies Kentish Town while the village of Highgate is further northward and the village of Hampstead and the Heath to the northwest. Euston Station and its approaches are to the south and Regents Park lies just to the southwest. The northern border of the Conservation Area is bounded by Parkway and Inverness Street while the western side is defined by the mainline railway from Euston to Birmingham. To the southeast lie Somers Town, St. Pancras and Kings Cross.

The Conservation Area almost adjoins the Regent's Canal Conservation Area to the north and the Primrose Hill Conservation Area to the northwest, whilst to the west the Regent's Park Conservation Area is separated from the Camden Town Conservation Area by the railway lines.

### General character and plan form

The ancient north-south route, which has become Camden High Street, formed a spine along which development started about two hundred years ago. Typical of 19th century speculative development the plan form of the area evolved as a series of grid patterns - streets of terraced houses within garden plots. Around the two major junctions the plot sizes are more random particularly where larger late 19th and 20th century buildings occupy prominent focal positions and break the tight pattern. Around Britannia Junction larger retail units and commercial buildings, alongside single shops, form a looser, more random grain. Some terraces around Mornington Crescent and Harrington Square Gardens still conform to a tight regular plot size.

### Topography

The Camden Town Conservation Area lies on rising ground between the lower levels of central London and the hills of Hampstead and Highgate to the north. The trees of Hampstead Heath can be seen rising above the north eastern end of Camden High Street. To the south the taller buildings of central London are clearly visible, rising from lower ground, giving the viewer a sense of elevation. The Conservation Area also has a gentle slope from its western boundary close to Regents Park down to Camden High Street. *See Topography map Appendix 9*

### **Historic development**

As far back as 1690 development is recorded at the fork in the ancient road which lead from London, to Hampstead and to Highgate. A tavern stood on the site where the Old Mother Red Cap public house now stands and the forks in the road exist today as Chalk Farm Road and Kentish Town Road. A coaching inn is recorded about fifty years later, as standing on the corner close to where Mornington Crescent Underground Station is today and by

1777 The Britannia Hotel and Public House, which gave its name to the junction, is known to have existed. Clearly, the area was first established as a convenient stopping place for travellers to and from London.

By the end of the 18th century the expansion of London had reached Camden Town and the open fields began to disappear under bricks and mortar. Local land owners Charles Pratt, Earl Camden, and Charles Fitzroy, Baron Southampton started selling leases for the construction of houses, Charles Pratt to the east of what is now Camden High Street and Charles Fitzroy to the west. Initially a grid of streets was laid out and it appears the High Street was quickly developed. Many of the streets within the Conservation Area are named after these two families.

By 1801/1804, as shown in Tompson's Parish Map, terraces had been built in Gloucester Place (now Crowndale Road) and houses had been built on either side of the High Street, some of which survive as shops.

By the time the Regent's Canal, which flows to the north of the Conservation Area opened for business in 1820, the development of Charles Pratt's land was well under way. Arlington Road, Albert Street, Mornington Terrace and Delancey Street however remained undeveloped building plots until the railways arrived in the 1830's and generated increased speculative development.

From this period on everything changed rapidly, as goods and people travelled to service the booming city. The railway had a fundamental effect on the development of Camden. On the edge of expanding London, artisans and shopkeepers moved into the area to serve the new working class who made a living from the railways and canal associated activities. Shops were built on the front gardens of the terraces fronting the High Street, new public houses and hotels opened and poorer working people moved into the streets made grimy by the railways. The area attracted transient residents and provided cheap lodgings, work and entertainment.

By the 1840's the western part of the Conservation Area had been developed as family homes for professional families and created a transition between the grand Nash properties of Regent's Park and Park Village and the gritty realities of working life in the more shabby industrial and commercial areas to the east. Towards the end of the 19th century, parts of the Conservation Area particularly around Britannia Junction, began to be redeveloped, small shops were replaced with larger shops with three or four storeys above and ornate front elevations.

There is an impressive history of writers and artists who have been attracted to Camden because of its relaxed Bohemian atmosphere and affordable housing. As a boy Charles Dickens lived in Bayham Street and he used vivid descriptions of life in the impoverished local streets, within this part of the Conservation Area, to add character to his books. In the 1960's

the area became particularly popular with architects and designers attracted by the robust industrial architecture and mews buildings. During the later part of the 20th century the northern part of Camden Town has become the focus for youth culture and now attracts visitors from across the world attracted by the lively shops, markets, music venues and unstuffy atmosphere.

*See historic maps in the Appendices 10-13*

### **Character Sub Areas**

The Camden Town Conservation Area is divided into the following two character sub areas for the purposes of appraisal (see Character Sub Area Map, Appendix 7).

#### **Sub area 1: Commercial**

Camden High Street and Parkway are the main commercial streets. Non-residential uses extend to Kentish Town Road, Camden Road, the east side of Arlington Road, the west side of Bayham Street, Eversholt Street and the streets off Camden High Street; the proportion of the commercial/residential mix in these secondary locations varies. There is greater architectural variety in this sub-area, due to greater pressure for redevelopment since the later 19<sup>th</sup> century. Where historic buildings survive, there is a greater tendency for alterations, resulting in a much lower proportion of listed buildings.

#### **Camden High Street and environs:**

Camden High Street, running roughly north-south down the centre of the Conservation Area, is architecturally diverse, with a lively mix of 19<sup>th</sup> and 20<sup>th</sup> century buildings. The skyline boasts a greater variety of roof forms and chimneystacks. There is a broad range of building materials, with a prevalence of brick, but including natural stone, stucco, polychromatic brickwork, concrete and instances of glazed tiles and faience.

Camden Town's two underground stations are located close to the major junctions at either end of the High Street: Camden Town in the north and Mornington Crescent in the south. Both were built in 1907 in Leslie B Green's distinctive house style for his Northern Line stations. They have oxblood glazed tiles and bold arches incorporating a mezzanine office floor. Camden Town station was bomb-damaged but repaired, Mornington Crescent station is complete (and recently restored), hence the grade II listing.

Britannia Junction is an important historic junction of six roads. Four of the street blocks forming the junction present distinctive triangular corner plots to the junction. Although the northern corner housing Camden Town Underground Station contains buildings which are smaller in height (two and

three storeys), it dominates the crossroads because of the long views along the High Street and its identity with the underground station. Camden Road/Greenland Road corner is also distinctive, especially in long views along Parkway, with buildings of four storeys with an additional fifth attic floor; the buildings at the junction with Parkway are also important corner buildings by way of their four and five storey heights, vertical emphasis and elaborate architectural treatment; the three-storey corner building on the Kentish Town Road/Camden Road corner is a landmark building by way of its gabled façade and distinctive mock-Tudor architectural treatment.

Britannia Junction is also a significant nodal point in the tightly knit urban grain of the Conservation Area. The junction is dominated by heavy traffic, reflecting its importance in local and wider traffic movements. As a result, the public realm in and round the junction is dominated by traffic and pedestrian safety controls, such as barriers and islands, reflecting the heavy pressure of pedestrian and vehicle numbers on the constrained space.

#### Area south of Britannia Junction:

Much of the original development of the High Street from the 1820s and 1830s survives: the underlying character of the street is derived from the modest three-storey terraces on narrow plots, partly concealed behind later 19<sup>th</sup> century single-storey shops. The different aspirations of the original landowners and developers is reflected in the differing grain of development on either side of the street: buildings on Camden's land on the east side are more generous than those on Southampton's land on the west side. The most notable survivors are Nos 103-109, built in the 1780s, although much altered. No 18 is remarkable for its cast-iron window balconies. The terrace to the north of No 46 has a few late 19<sup>th</sup> century examples of faded lettering above shop level indicating former uses. However, these early buildings were largely replaced in the proximity of the two main crossroads in the period 1850-1920.

The redevelopment which took place at the turn of the 20<sup>th</sup> century around Britannia Junction, extending along the east side of the High Street, completely breaks with the smaller scale of the early development, introducing commercial buildings of four or five storeys, with taller storey-heights, and larger footprints, often on corner plots. Their rich architectural treatment, adhering to a range of late Victorian and Edwardian Revival styles, accentuates the importance of the new building types: banks and large commercial premises.

A particularly magnificent example is Denmoss House, at No 138 Camden High Street/No 10 Greenland Street. This significant building, dating from 1893, was a purpose-built furniture store for Bowman Brothers, a family business. It has strong overtones of the Arts and Crafts style, with red brick and stone dressings, Dutch gables, a steep roof, tall chimneys and mosaic inlay above the windows advertising each department.

Other good examples on the east side include Lloyd's Bank at Nos 140-142, on the corner of Greenland Street, dating from 1889. The four and five storey parade between Greenland Street and Greenland Road, No 164 etc, is a neo-Queen Anne style terrace constructed from elaborately decorated red brickwork, with moulded panels and a flower frieze, with a vertical emphasis derived from steeply pitched tiled roofs, Dutch gables and tall chimneys. NatWest Bank, formerly the Alliance Bank, at No 166 on the southeast corner, is clad entirely in stone, in an ornate French Renaissance style. Nos 102-110 are 19<sup>th</sup> century brick houses behind shops, with rooflines of varying levels. No 100, on the corner of Pratt Street, is Liberties, an Irish public house, whose building dates from the late 18<sup>th</sup> century. It forms a good focal point when viewed from Delancey Street looking east.

There is a varied roofline on the west side of the street, between Delancey Street and Parkway, due to the presence of several two-storey buildings. On the north corner of Delancey Street at Nos 115-119, Woolworth's has a solid brick and stone two-storey Art Deco inspired interwar frontage with a long return along the north side of Delancey Street. Immediately to the north at No 121, stands a former Burton's shop, also in an interwar Art Deco style. The two-storey white rendered building at No 137, dates from 1925, and is designed in an Art Deco style with a red-painted steel display window at first-floor level. Nos 139-141, at the south corner of Pleasant Row, are a pair of circa 1870s polychromatic brick houses with good cornices and curved lintel (No 141 has been painted). Nos 155-157 is a high quality, four-storey brick building with twin gables (and with a third gable facing into Underhill Passage), with a canted bay at the corner. At No 171 is The Black Cap (see below). No 177 has an historic butcher's shop frontage. No 179, a gabled red brick building, with an old Boots sign painted on its flank wall. Nos 183-185 are a pair of wildly eclectic 1920s shops, No 183 with a wide segmental arch supported on consoles and No 185 with three windows surmounted by a flat shelf resting on consoles, No 187 at the corner of Parkway. No 187, at the corner of Parkway, is in the free neo-Queen Anne style, with a figure of Britannia set in a niche facing east, the former Britannia Hotel.

The High Street contains several good examples of public house architecture including on the west side Oh Bar (formerly the Brighton Arms) at Nos 111-113, an ornate Victorian composition by Thorpe and Furness architects; the Black Cap at No 171, dating from 1889, boasts elaborate stone decoration including a bust of a capped figure. On the east side, on the north corner of Plender Street, the former Wheatsheaf still stands at Nos 48-50 retaining its 1920s mock-Tudor half timber appearance; No 100, on the north corner of Pratt Street, is Liberties Irish bar, formerly the Camden Head.

The businesses at the southern end of the High Street have seen some economic decline over the last thirty years or so, while the more northern part around Britannia Junction and towards the canal have generally

prospered. As a result, in the southern part a small number of properties are empty, and several are not occupied on their upper floors. Many buildings are poorly maintained, in particular the upper storeys of some of the early 19<sup>th</sup> century terraces, such as Nos 70 & 78. Buildings at risk of serious decay due to long-term neglect and vacancy are Nos 11-13 and No 51 Camden High Street.

Alterations and extensions in the High Street have introduced over time some diversity to the original homogeneity of design. Much of the uniformity of the surviving terraces has been lost due to additional storeys which have broken the parapet line, and mansard roofs which have altered the roof form. The replacement of original windows is widespread and some brick facades have been painted.

The strength of this southern part, however, is the survival of many more of the 19<sup>th</sup> century terrace houses, with shops on the east side occupying their original garden plots, than survive in the northern part of the street. These terraces on both sides of the street are important in defining the early character of Camden Town, and are in need of careful restoration.

There are also poorly designed modern buildings in the High Street. Nos 72-74 is out of keeping with its early 19<sup>th</sup> century neighbours due to its insensitive height, bulk, scale, footprint and use of materials, built in the 1970s as a supermarket on the site of a former drill hall, it is now home to Argos. Nos 112-120, is a poor quality, over-scaled, 1980s block containing the Post Office; crudely detailed with pink render, it roughly adheres to a Post-Modern style. (Examples of negative buildings/sites are listed in Appendix 3.)

Between Pratt Street and Plender Streets are surviving 19<sup>th</sup> century houses with shopfronts at ground floor level. Relatively intact are Nos 79-94 and 58-70, flanking either side of the out-of-scale Argos building. On the north corner of Plender Street at Nos 48-50 is the neo-Tudor café-bar, Belushi's.

In the next block down to the south from Plender Street is a relatively uninterrupted row of terraced houses (Nos 10-46) of slightly varying storeys, a surviving example of early Camden Town development. Between the ground-floor shopfronts are surviving Victorian ornamental console brackets, separating each shop, a characteristic of the conservation area. The much higher facades behind the retail units to the south (Sainsburys, Boots and Superfi) are out of character with the scale of the terrace.

On the south corner of Delancey Street is the splendid later 19<sup>th</sup> century public house, Oh Bar, by Thorpe and Furness. Nos 103-109 is a row of original houses built in the 1780s, with shops in front dating from the 1830s. Nos 103-107 are of three storeys with mansard roofs, No 109 without. They are Camden High Street's oldest survivals. The post-modern Savant House at Nos 63-65 is a worthy attempt to evoke the neo-Queen

Anne of the upper High Street. Nos 57-61 are a row of three High Victorian brick houses, Nos 59-61 painted over, but No 57 intact complete with cornice: a good example of structural polychromy. It has the inscription 'WB/1862'. No 55 is Tommy Flynn's Bar, with decorated window lintels and an elaborate cornice surmounted by a panel inscribed 'Princess Beatrice'. Nos 49-53 are a run of Victorian houses, No 49 with a big classical window on the first floor. No 33 is J A Lake's shop, with its fine, original shopfront. Nos 29-31 are a pair of Victorian painted brick houses with curved window surrounds. Nos 23-27 are also Victorian, with first-floor curved window surrounds and round-arched windows on the second floor, forming a good sequence. No 21A begins a terrace (Nos 9A-21A) curving around the bottom of the High Street, of polychrome brickwork, with tripartite windows on the first floor. Nos 11-13 are at risk due to vacancy and dereliction. As a group, they mark the southern entrance to the High Street.

Shopfronts have been replaced or altered periodically, resulting in little uniformity at ground level in the High Street. Timber and aluminium frames are the most common, but the quality of their detail varies considerably. There are several examples of shopfronts with oversized signage employing garish materials, which are insensitive to their context, and fascias have been installed at different heights with irregular alignment. Many shopfronts have been fitted with out of keeping roller shutters which deaden the street frontage out of trading hours. (Examples of good quality shopfronts are listed in Appendix 4.)

At the southern end of the High Street, stands a grade II listed marble statue of the reformer Richard Cobden (1804-1865), by W & E Wills, dating from 1868. The statue is set within a paved public open space, albeit a traffic island, which historically was the site of a tollhouse and turnpike gate. Bounded by metal barriers, this area suffers from traffic noise and air pollution. At the junction with Crowndale Road, there are some taller early 20<sup>th</sup> century buildings, which impose their scale on surrounding development. On the north corner stands Koko, until recently named the Camden Palace, and built as a popular early 20<sup>th</sup> century venue, the Royal Camden Theatre, with a seating capacity of 3000. The building was designed by W G R Sprague and dates from 1900-01. It has a lively frontage decorated with Ionic columns, sharply curved broken pediments and an unusual copper dome. Opposite, the Crowndale Centre occupies the corner of Eversholt Street and Crowndale Road. A large Edwardian former Post Office building, it was converted to Council offices in 1987-89 by Rock Townsend architects. It has fussy Post-Modern inspired trimmings on an already busy stone and brick exterior. Its wide, curved cantilevered roof is visible in long views up the High Street.

Situated just south of the High Street, unquestionably the largest building in the Conservation Area is the 550 feet long Greater London House, dominating the west side of Hampstead Road and overshadowing the terraces behind in Mornington Crescent. It was built as the Carreras

Tobacco Factory, on the former Mornington Crescent Gardens in 1926 to the designs of M & O Collins. Its extravagant exterior is said to have been inspired by the Egyptian temple of the cat-goddess Bubastis. After many years of decline it was converted in 1998 to offices. Many important architectural features were reinstated, including the flamboyant Egyptian giant order and two gigantic bronze cats flanking the entrance.

#### Area north of Britannia Junction:

North of Britannia Junction at the southern corner of the triangular site between Camden High Street and Kentish Town Road, stands No 176, the HSBC Bank, a good example of post-war architecture dating from c 1950. Despite being only of two storeys, it is a strong focal building visible in long views from the south; it has a curved stone facade, incorporating high quality friezes depicting scientific and medical themes. It stands on the site of a former dairy. Immediately to the north are the dual entrances to Camden Town Underground Station, facing the High Street and Kentish Town Road. Also on the east side is Nos 178-182, a bulky brick-built electricity generating station, the scale of which is out-of-keeping with its lower three-storey neighbours comprising the later 19<sup>th</sup> century terrace at Nos 184-190, with shops at ground floor level. No 190 has a long return to the east, the remnants of a three-storey Georgian terrace: two properties survive, the rear of No 190 Camden High Street and No 10 Dewsbury Terrace. This terrace formed the south side of Dewsbury Terrace, a former east-west thoroughfare connecting Camden High Street and Kentish Town Road. Other buildings in Dewsbury Terrace were bomb-damaged in World War II. No 184 is home to the Electric Ballroom, a notable music venue in Camden Town for four decades. Established as a busy Irish music club, in the 1970s it became legendary for performers such as Sid Vicious, Madness and The Clash.

Camden Market (formerly known as Buck Street Market), which specializes mainly in clothes and fashion accessories is held on a cleared site skirting Buck Street and the High Street. The market stands on the site of properties destroyed in World War II, creating an irregularly shaped, uncharacteristic break in the otherwise continuous building lines. During trading hours the market provides vitality, interest, variety and a focal point of activity, though the main market structures have a temporary and congested appearance. When the market is not operating, the site has an even more *ad hoc* appearance, due in most part to the empty market stalls, the temporary nature of the boundary treatment and market signage, and the views over the market at upper level towards the flank walls and rear elevations of buildings to the east on Kentish Town Road and to the south in the High Street. The entrance building to the World War II deep shelter below the underground station is located at the northern edge of the market (there is a second entrance in Underhill Street); its unassuming appearance belies its interesting history.

North of Britannia Junction, the west side of the High Street is lined with good examples of inter-war architecture, the Art Deco three-storey facades of Nos 191-209. No 189 occupies the prominent north corner of Parkway: a turn-of-the-last-century bank building in stone, today the Royal Bank of Scotland.

Inverness Street to the west, and Buck Street to the east of the High Street, forming the northern boundary of the Conservation Area, are both characterised by modest-scaled, predominantly three-storey buildings. They contain a mix of uses, predominantly commercial in character. Inverness Street is noted for its fruit and vegetable market, established in 1901; it was refurbished in the late 1990s, and is currently undergoing hard landscaping and other improvements.

#### Parkway:

Parkway is a tree-lined street leading up a gentle slope towards Regents Park. It was developed in the 1820s and 1830s with modest three-storey houses on both sides, with flat-fronted yellow stock brick façades adhering to classical proportions, devoid of elaborate decoration other than continuous eaves parapets and simple openings for painted timber sash windows. On the north side, a pair of houses in their original state survive at Nos 98 & 100, but the remainder of properties were converted to retail uses at ground level from the mid 19<sup>th</sup> century onwards. The street currently offers a mix of retail and restaurant uses with some small businesses providing specialist services.

The attraction of the early buildings lies in the simplicity of their design. Its value has been recognised by S E Rasmussen who, in *London: The Unique City* (1934), describes the buildings: 'In Parkway we find the most simple form for a house: a large box of rooms. They look as if they were made in a facsimile of the concrete building of later days. A Londoner is so accustomed to them that he does not see anything strange in their form; but their simple lines are not a matter of course. On the contrary, they are results of profound aesthetic ideas.'

Parkway retains several historic shopfronts. Of special architectural interest are Nos 81 and 87, on the south side, both high quality early 19<sup>th</sup> century timber shopfronts, the latter adorned with Corinthian pilasters in its original form, albeit somewhat neglected. A good later example is the double-fronted timber shopfront of the former Palmers Pet Store, at Nos 35-37, currently vacant, and listed grade II for its special interest. Nos 102-106 have their ornamental console brackets dividing the shops.

The modest scale of the original development survives in most part in the western portion of the street, with the best preserved terraces on the south side between Arlington Road and Albert Street where the absence of roof extensions has retained original building heights. On the north side, the

original houses survive to a large extent but alterations and extensions detract from the initial homogeneity.

From the late 19<sup>th</sup> century, the original development was largely replaced in the eastern length of Parkway east of Arlington Road. There is an abundance of late Victorian and Edwardian architecture of a greater scale, accentuating the approach to Britannia Junction.

On the north side, No 10 is a solid four-storey red brick building built as a post office, but now in retail use following an extensive recent refurbishment. The Odeon frontage at No 14 gives a streamlined vertical emphasis. A former Gaumont Cinema designed by W E Sydney Trent and Daniel McKay, it was erected in 1937 on the site of the Royal Alexandra, Camden Town's first major entertainment venue dating from 1873. The cinema was reopened in 1997 as a multi-screen cinema, the Art Deco frontage restored. Further west, the Dublin Castle Public House at No 94 is a good example of a Victorian public house, with a lively stucco-faced double frontage. Nos 110-112 is a wide red brick building with stone dressings, dating from 1904, an early example of the Wrenaissance style, with an elaborate stone doorway and curved, broken pediment. The trademark EB WB appearing over the front door denotes its original use as Benjamin Baring & Son's briar pipe factory. On the corner of Gloucester Avenue, Design House, No 120, is a low, two-storey marking the beginning of the built-up area (and the Conservation Area). A former 1930s garage, it was radically changed in 1983, to an early design by Troughton McAslan architects. The curved corner elevation is clad in mirrored glass panels set in blue powder-coated framing.

On the south side, close to Britannia Junction, No 5 was built in 1874 as the London and South Western Bank, but converted in 1990 to the popular Jazz Café. The public house on the south-east corner of the junction with Arlington Road, was until recently The Rat and Parrot, but a stone plaque indicates that it was built as The Camden Stores. Dating from 1924, in an inventively free Arts and Crafts style, comprising two storeys topped by a mansard roof. On the east corner of Albert Street, Nos 49-55 is a large cream-painted two-storey building, dating from the 1920s but largely reconstructed in the late 1990s. Originally it was an Esso chemical works, and later an Italian wine warehouse, but today it is home to a variety of uses including a gym and public house. Notable for its repetitive elevational treatment, but the corner bays are currently disfigured by the insertion of out-of scale-public house signage. West of Albert Street, two sets of architect's offices are accessed through an archway in former industrial buildings known as Parkway Yard. These buildings housed piano makers and sheet music printers. No 77, consisting of 19<sup>th</sup> century industrial buildings grouped around a small irregular courtyard, is a conversion dating from 1973-76 for Sheppard Robson Architects, an early example of this type of rehabilitation with large expanses of glass incorporated in the historic brickwork. No 79, Old Piano Factory, is offices for Hunt Tompson Architects.

It is a conversion of 1987-88, with the original windows retained, and the addition of a new low entrance block adorned with colourful ironwork. Directly behind, entered through an archway incorporated in No 62A Delancey Street, is the former Stanhope Yard, once the site of livery stables and then an engineering works, and today home to a group of good quality, modern, low-rise brick buildings housing a company specialising in film and television sound. An example of unsympathetic modern development is the car tyre and exhaust fitters' garage located on a prominent site at No 86 Delancey Street on the corner of Parkway.

### Arlington Road:

Industrial uses populate the east side of Arlington Road, particularly the northern end close to Parkway. Buildings between Delancey Street and Parkway have been converted to new uses, such as Nos 142-152, a solid early 20<sup>th</sup> century red brick electricity substation now used as a sports centre. No 122 is a stylish, renovated office building, with '1933' prominently inscribed on a wide pediment. The grade II listed No 104, a former tramway electrical transformer built in 1908 by the LCC, possibly to plans by the architect Vincent Harris, has recently been converted to a showroom for an architectural ironmongers. It has an austere classical street frontage in brick topped by a pediment.

Behind, to the east of Arlington Road, a series of pedestrian alleys lead into the High Street, adding to the permeability of the neighbourhood, and giving access to a series of backland sites and infill developments: examples includes Underhill Passage, Pleasant Row, Mary Terrace, Miller Street and Symes Mews.

North of Parkway on the west side at No 179, an independent Catholic preparatory school, the Cavendish School, is housed in the 1850s buildings of the former St Mark's Parochial School. The Camden Probation Service is housed in the substantial former Police Station building at No 199 on the south corner of the Inverness Street junction. Opposite, this eastern stretch of the street is dominated by the flank of the Mecca Bingo Hall, part of the 1930s Odeon development, which makes a distinct contribution to the Conservation Area by way of its dramatic pantiled roof slope recalling early 20<sup>th</sup> century architecture in the Low Countries. (For west side of Arlington Road, see Sub Area 2.)

### Delancey Street:

The stretch of Delancey Street between Camden High Street and Arlington Road is commercial in character. On the south side, stands No 3-7, a short row of plain stock brick three-storey buildings dating from the mid 19<sup>th</sup> century. Together with the low-rise buildings at the rear in the intimately scaled Delancey Passage, they were until recently the home of the Delancey Café, but in the Victorian period housed a school for young ladies. Due to

major structural problems, the properties are to be demolished to make way for a replacement building housing a café and music room. A few doors to the west, the street is characterized by the distinct aroma of roast coffee beans coming from the Camden Coffee Shop, which is housed in an otherwise unremarkable one-storey shop unit; the business has been trading from these premises since the 1950s. A one-storey flank wall – a typical early cinema frontage - lines the opposite side of the street; the building behind is the Camden Snooker Club; since its construction in the 1880s as a public hall, it has had various uses including as a billiards lounge and became Camden Town's first cinema, 'The Dara', later 'The Fan', which closed in 1917. (For west end of Delancey Street, see Sub Area 2.)

### Area east of Camden High Street

#### Kentish Town Road:

Immediately to the north-east of Camden Town Underground Station, Nos 1-23 Kentish Town Road embraces later 19<sup>th</sup> century terraces of three storeys with shops at ground floor level. Several properties have been insensitively altered and are poorly maintained. Nos 1-17 are a terrace dated c 1874, with shopfront console brackets marked HHB, after the architect Henry H Bridgman. Turkish Baths dating from 1878 survive at No 11a, with a corridor entrance decorated with an Arabic cornice; now part of the Electric Ballroom on Camden High Street. The well-crafted red-brick Trinity United Reformed Church built in an Edwardian neo-Gothic style on the corner of Buck Street, is a replacement for a previous building destroyed by fire before World War I.

#### Camden Road:

Camden Road, running north-east from Britannia Junction, is flanked by a progression of terraces, commencing on the north side with the landmark public house, the Devonshire Arms, which was built on the corner of Kentish Town Road in the 1920s in a mock-Tudor half-timber style. It is abutted by a short row of three-storey later Victorian buildings topped by gables inspired by the architecture of the Low Countries. The World's End public house stands on the south side alongside Britannia Junction. Known as the Mother Red Cap until 1986, it is part of a terrace of buildings also designed by Henry H Bridgman originating from 1875.

#### Bayham Street:

Bayham Street, running north south, marks the eastern boundary of the Conservation Area. It is a busy street characterised by a varied mix of commercial and residential uses. There is a higher concentration of non-residential buildings at the northern end; several 20<sup>th</sup> century examples constructed on wider plots with building heights rising to four or even five storeys. Between Pratt Street and Plender Street some humble terraces

remain from Lord Camden's development: modest housing of two and three storeys plus basements, many in multiple occupation since the 1860s and therefore in various states of repair and preservation.

On the southern corner of Greenland Road is situated Nos 6-8, the two-storey brick-built former Outpatients' Department of Hampstead General and North West London Hospitals, built in 1912, and recently refurbished for a new use as a Children's Centre. Nos 115-123 is a former factory, a quality five-bay building of brick and stone of the 1930s, in the Lutyens neo-Georgian manner with brick pilasters and flattened pediments at either end. Originally the headquarters of Ernest Moy & Co, now the Getty Picture Library. No 1134, on the south corner of Greenland Street, is The Laurel Tree, a former public house, now vacant. It dates from the turn of the twentieth century and is an interesting building with pilasters, consoles and a good oriel feature at its corner. Heckscher & Co, the one remaining piano factory in Camden Town, can be found in modest premises at No 75; the business has been operating from these premises for over a century. Nos 39-47 is a run of mid 19<sup>th</sup> century houses in good condition, with round-arched doorways and well detailed first-floor window surrounds, all fronted by intact railings. There are surviving mews buildings in the eastern stretch of Bayham Place, some retaining their original taking-in doors for the piano trade. No 9B Bayham Street is a vertical, narrow building, topped by a pediment, which possibly in the past provided a coach house entrance through a wide, arched ground-floor opening, now glazed. No 4, on the south-east corner of Bayham Place, is an elegant 'L'-shaped villa of the 1840s, with a hipped roof and tall front door and a flat-banded surround. Nos 3-7 are three fine houses, with well detailed door surrounds, and Nos 5-7 with balconies.

#### Greenland Road and Greenland Street triangle:

The triangle of development between Greenland Road and Greenland Street is a tightly-knit urban area, characterised by substantial late 19<sup>th</sup> and early 20<sup>th</sup> century warehouses and industrial buildings. An interesting example is the warehouse at No 1 Greenland Place, converted to an architect's office, but formerly home to Miller Beale Hider, glazing contractors, as illustrated on painted sign on the western flank wall. Next door is The Camden Tup, a three-storey warehouse with its original window openings intact. Also of note is Greenland Street Hall, on the corner of Greenland Street and Greenland Place. A carefully detailed late 19<sup>th</sup> century Gothic vernacular, with tile-hanging, it was perhaps designed by Bodley and Garner, also architects of St Michael's Church, for which it began life as a church hall. Recently sensitively restored, it now houses the Spectrum Centre, a combined health and community centre. At No 1 are the offices of Lavery & Company, a three-bay neo-Queen Anne four-storey building topped by a pediment with scrolls and with a bowed ground-floor window, flanked by two doors. Beautifully intact, with all its original details, it is a fine example of its period.

### Pratt Street and Plender Street:

Connecting Bayham Street with Camden High Street, Pratt Street and Plender Street generally consist of three-storey flat-fronted buildings. Nos 4-16 Pratt Street, a row of early 19<sup>th</sup> century terraced houses on the south side, are survivors of Lord Camden's development; No 6 has an eccentric Gothick doorway. The majority of buildings contain shops at ground floor level, with much altered shopfronts: Pratt Street is noted for its Greek Cypriot business, and Plender Street for its Portuguese businesses. A small local fruit and vegetable and household provisions market is held six days a week at the west end of Plender Street, adding to the lively character of the neighbourhood.

Camden Town Methodist Church is situated on the south side of Plender Street on the east corner of King's Terrace. It was built as the New Camden Chapel in 1889, by T & W Stone. The facades are of stock brick with stucco dressings in a debased classical style, accentuated by the pedimented front entrance. Its neighbour on the western corner of Kings Terrace is a poor example of modern development, since it is bulky and out of scale with its context. Likewise, Livery House at No 9 Pratt Street is out of character with its inappropriate bow window.

### Mews east of the High Street:

The commercial area east of the High Street has succumbed to development pressure and is therefore densely developed. Between the High Street and Bayham Street, a series of mews run north south: Greenland Place, Pratt Mews and King's Terrace. For many years the piano industry was concentrated in these mews, now disappeared. Other commercial uses are retained, although some residential redevelopment has taken place in recent years. The predominantly two-storey buildings give the narrow passages their special scale. King's Terrace was built in the 1830s, and in its southern section has some good examples of unaltered mews buildings (such as Nos 1, 3, 5 and 7); their original doors and fenestration should be retained to preserve the character and appearance of this portion of the Conservation Area. In the northern section are similar unaltered examples (such as Nos 41-47). The northern section of Kings Terrace contains some good examples of contextual modern architecture on the east side, at Nos 28-42 and No 44. These have copied the surviving decorative brick cornices of Nos 41-43. No 11A Pratt Mews is also fairly intact, although it contains inter-war steel-framed fenestration.

### **Sub Area 2: Residential**

The residential parts of the Conservation Area are largely homogenous in scale and character, having been laid out within a period of three decades spanning the years 1820-1850. The western part of the Conservation Area

comprises long residential terraces running in a north-south direction on a planned rectilinear grid (Mornington Terrace, Albert Street and Arlington Road) intersected by shorter terraces (Delancey Street and Mornington Street). A second pocket of residential development, originally made up of slightly grander terraces, falls south-east of the High Street (Harrington Square and Oakley Square). The area contains a large number of good examples of early/mid 19<sup>th</sup> century speculatively built terraced London houses, generally of a uniform appearance, and many statutorily listed for their special interest.

Buildings are set back from the street to make room for basement areas, or in more generous developments, for front gardens. Houses are generally three storeys raised on basements, sometimes with attic storeys, and may rise to four or five storeys to articulate a formal architectural composition. Terraces tend to end in a flank brick wall; and on street corners may have had windows and entrance doors inserted.

There is a greater sense of open space in the residential portions of the Conservation Area, in part due to the main Euston railway cutting immediately to the west but also the result of wide tree-lined streets and private front and back gardens, especially in Albert Street and Mornington Terrace. The trees and greenery of back gardens are only visible in occasional glimpses from the public realm but contribute to the nature of the western part of the Conservation Area. Views of back gardens are retained, especially where development has been kept single-storey or where gaps have been preserved. Gaps also occur at the end of terraces; these allow views to back gardens over high garden walls, introducing a welcome respite to an otherwise very urban environment and making a major contribution to the visual amenity and the character of the area. In an area lacking in open space and street trees these views into gardens with mature trees are an important element in the character and appearance of the Conservation Area.

Yellow stock brick is the predominant building material, with decoration in the form of rusticated ground floors, stucco mouldings around openings, and stucco parapet cornices. Roofs are mainly covered in natural slate, windows are mainly painted timber box sashes and doors are painted timber with moulded panels. Exceptionally, properties have projecting stucco porticos and arched head windows. Terraces are adorned with various good examples of historic ironwork. Cast-iron boundary railings are a feature of most streets, and cast-iron balcony screens in a variety of patterns accentuate the principal first floors of many residential properties, sometimes bridging two or more windows.

Although this part of the Conservation Area is dominated by early 19<sup>th</sup> century development, there are examples of 20<sup>th</sup> century residential building, many of which arise from World War II bomb damage to the original 19<sup>th</sup> century terraces. Some post-war housing developments take

the form of blocks of flats set in green landscaping, but others are either out of scale or character with their surroundings by virtue of layout, excessive height or use of materials.

#### Grid pattern of residential streets west of Camden High Street:

##### Arlington Road:

Arlington Road represents the eastern edge of the northern part of the residential sub-area. The western side of the street consists of complete terraces with houses smaller than those in neighbouring streets, consisting of three storeys on basements. Constructed from brick, they are stucco-trimmed, and characterised by cast-iron balconets and spearhead railings around basement areas. The houses date from the 1820s to c 1840. From Mornington Street northwards, the houses have a very distinct local roof form: behind the front parapet, the valley roof is hipped towards the back and continued in slate to form the top floor, with large chimney stacks on the rear elevation. This pattern gives rise to a characteristic and distinctive vertical emphasis, alternating with the slated mansards and long stair windows. Most roofs are intact and can be viewed from Mornington Street. Similar examples can be found at the rear of properties in Parkway, visible from Arlington Road. Towards Parkway stands The Catholic and Portuguese Church of Our Lady of Hal, built as a Belgian church in 1933 in dark brown brick to the design of W Mangan. Adjacent is Camden Bus Estate Agents, housed in an old red Routemaster bus behind modern railings and a glazed entrance vestibule.

The east side is less uniform. Residential uses are interspersed with commercial uses spilling over from Camden High Street to the east. There are several examples of 20<sup>th</sup> century public housing, such as the interwar Cobden House, Ruscombe built in 1960 on the site of a bombed chapel on the south-west corner of Delancey Street, and the three 1950s blocks Fairfield, Foxfield and Brierfield which make up the Three Fields Estate set in a small area of soft landscaping between Mary Terrace and Miller Street. South of Delancey Street, No 88 was constructed in 1996 in a watered down neo-Classical style by Phippen Randall & Parkes, harmoniously abutting its early 19<sup>th</sup> century neighbours. South of Parkway, on the site of the former church hall to our Lady of Hal, is a more recent terrace in a neo-Classical style, but with poor quality architectural detail. Facing the junction with Mornington Street, the rendered Nos 30-36 are a good example of industrial premises converted to residential and office uses; part of a bigger scheme embracing the former British Railways building situated Nos 1-11 Miller Street, with a raised roof visible above the rooftops in several directions. (For east side of Arlington Road see Sub Area 1.)

##### Albert Street:

Albert Street has a high quality streetscape. Lined on both sides almost without interruption by uniform historic terraces, it is wider than nearby streets, creating a sense of space. There are a large number of street trees, complemented by planting in the generous front gardens, which south of Delancey Street are as much as 5 metres deep.

The finely detailed brick and stucco terraces were built in most part by George Bassett, surveyor to the Southampton Estate, in the years 1844-48. However, the terrace on the east side, Nos 50-88, of an equally homogenous appearance, was the work of seven different builders. The majority of terraces were erected as three storey buildings raised on basements. The terrace on the east side, south of Mornington Street, Nos 22-46, is of a symmetrical composition with a raised parapet forming a central feature spanning Nos 34-38. It is the only terrace in the street with an historic mansard attic storey.

A large proportion of the houses in Albert Street survive as single family dwellings. Although the architectural integrity of the terraces has been retained at the front, glimpses from side streets reveal an array of oversized and out-of-scale rear extensions, many of which were constructed under permitted development rights prior to the statutory listing of properties and the designation of the Conservation Area. Similarly, several properties have inappropriate roof extensions, partially visible above the front eaves parapets, ranging from oversized mansards and dormer windows to flat roofed accommodation set behind front roof terraces.

There are a variety of architectural styles at the southern end of the street. On the east side, Nos 2-6 are a group of three asymmetrical houses dating from c 2000, their flat roofs and white rendered walls loosely adhering to a Cubist style. They adjoin Nos 8-18, a short row of 1970s three-storey flat-roofed houses built on the site of the former Grove Cottage, staggered behind a continuous white fascia incorporating distinctive shallow arches above each property. Contemporary with the terraces, but in a contrasting Gothic style, is the grade II listed Tudor Lodge, at No 20. Dating from 1843, it is reputedly the earliest surviving purpose-built artist's studio in London. Opposite on the west side, Nos 1-5 are a group of three early 19th century houses with a triumphal arch plaster centrepiece with pilasters at No 3, flanked by Nos 1 and 5. Together they skilfully follow the curve of the street into Mornington Place. They are joined to the main terrace in Albert Street by a later 19th century pair of infill properties, exceptionally with ground floor bay windows.

At the northern end of the street on the east side, Nos 124-126 is a restrained late 20th century brick-clad office building by Richard Sheppard Robson & Partners, the windows lining up with their 19th century neighbours; it is occupied by several Jewish organisations. Opposite at Nos 129-131, the Jewish Museum has been housed since 1995 in two terraced

houses formerly used as an artificial limb factory, the entrance incorporated in a former coach archway.

### Mornington Terrace:

Forming the western boundary of the Conservation Area, Mornington Terrace has a spacious quality and benefits from panoramic views to the south and west. This is due to the Euston railway lines which have run alongside since 1851, the widening of which resulted in the demolition of a series of villas on the west side in 1902. A high brick wall with stone copings constructed at this time screens the railway cutting below. At the entrance to the Mornington Street Railway Bridge, the wall is accentuated by a pair of stone piers with lamp standards, which are listed grade II for their special interest.

The east side of the street is lined in most part by uniform terraces of brick and stucco houses erected in the 1840s. The houses tend to be taller and grander than their counterparts in streets to the east. The terrace at Nos 26-52 has a raised centrepiece rising to five storeys (Nos 33-39), accentuating the classical nature of the architecture. The bulbous cast-iron balconies at first floor level are continuous, a strong horizontal feature somewhat counterbalanced by the Ionic pilasters which run along the first and second floors of the properties. Front gardens are of a generous depth, often with mature planting, although front railings to a sizeable number of properties have been replaced with inappropriate boundary treatments including low brick walls and hedges. The terrace ends splendidly in a different style, with Nos 53-54, a pair of Italianate houses distinguished by heavy eaves brackets and arched windows breaking through a cornice. They are jointed to Nos 55-56 on the corner of Delancey Street, also Italianate, forming a single building with canted sides. Nos 53-56 are similar to the Italianate terraces of 1845-50 found in Gloucester Crescent to the north (in the neighbouring Primrose Hill Conservation Area).

The southernmost stretch of Mornington Terrace, where it turns to join Mornington Crescent, has been renamed in recent years 'Clarkson Row'. It contains one-storey buildings originally of a light industrial nature. A car workshop survives on the south side at No 1, breaking from the predominantly residential feel of the neighbourhood. Opposite, on the north side, No 1A has been sensitively converted to residential use with careful landscaping, demonstrating that high quality design can be achieved through adaptation.

### Delancey Street:

Delancey Street curves up a gentle slope to the west to meet Parkway. It is lined by fine three-storey terraces raised on basements, some with mansard roofs, dating from the 1840s. The curvature of the street gives an interesting perspective to the repetitive rhythm of elevational features,

particularly cast-iron balconies. The end terrace property at No 40, on the north-west corner of Albert Street, incorporates a corner shop at ground-floor level, currently home to a Portuguese delicatessen, but for many years a bakery. At the west end, there is a sense of openness, at the expense of the townscape, due to the demolition of houses to allow for the widening of the Euston railway cutting at the turn of the last century.

Delancey Studios is situated on the south side behind No 15, built on the site of a former plasterworks between Arlington Road and Albert Street. Entered through metal gates, the development comprises one private dwelling, plus a tiny balconied group of sixteen sheltered housing units in yellow brick arranged around a central courtyard. The scheme was designed by Camden Architects Department in 1981. (For east end of Delancey Street, see Sub Area 1.)

#### Mornington Street and Mornington Place:

Mornington Street and Mornington Place, streets running east-west in the grid, are terminated by the Euston railway line. Mornington Place (formerly Crescent Place) originally continued to Park Village, whereas Mornington Street ended at Mornington Terrace, the other side of which was lined with semi-detached villas before the widening of the railway cutting. Mornington Street was extended across the cutting as a bridge to form a link with Park Village East. Much of their original 19<sup>th</sup> century character has been lost to post-war low rise public housing as a consequence of bomb damage. In Mornington Street, low-rise development of one to two storeys has infilled former garden space. An interesting example is the low-lying interior design showroom at No 70, a modern low-key infill behind one of the Albert Street terraces.

The view from Mornington Street looking northwards along the rear of the houses on the west side of Arlington Road is important in enabling the characteristic roof form of the Arlington Road houses to be seen, along with glimpses of trees in the rear gardens providing a sense of openness which has been lost in other parts of the residential area through infilling. Both streets are given variety by public houses: the mid 19<sup>th</sup> century Victoria on the corner of Mornington Place and Mornington Terrace, and the 20<sup>th</sup> century Mornington Arms on the north side of Mornington Street.

Nos 1-2 Mornington Place are on the south-east corner of Albert Street. No 1 is an original house of the 1820s, with a round-arched ground-floor window with Gothick panes; No 2 is a replica of No 1, skilfully recreated c 2000-2001. Nos 3-7 are fine houses designed by the architect of Nos 1-5 Albert Street. No 5 Mornington Place has the same triumphal arch with pilasters motif as No 3 Albert Street.

#### Mornington Crescent and former Bedford New Town south of Camden High Street:

### Mornington Crescent:

The rectilinear pattern is broken to the south by Mornington Crescent, built on Southampton Estate land to the west of Hampstead Road close to the junction with Camden High Street. The street was developed as a formal piece of early 19<sup>th</sup> century town planning, comprising three curved terraces grouped in a crescent form around communal gardens, with views across open country to the front and rear. Adjoining the southernmost terrace are Nos 261-263 Hampstead Road, the only remaining houses of a terrace c1830, shortened by the widening of the railway cutting.

The sizeable townhouses of Mornington Crescent consist of four storeys raised on basements with mansard roofs and dormers. Constructed from brick, with restrained stucco ornament and with natural slate roofs, they boast finely detailed cast-iron balconies and doorcases with inset fluted columns. Although these characteristics remain in most part, the street has suffered quite extensively, becoming sandwiched between the railway lines at the rear and the enormous bulk of Greater London House (originally the Carreras Tobacco Factory), erected on the site of the gardens in the 1920s. The terraces have experienced an adverse change in appearance arising from the subsequently high number of houses in multiple-occupation.

Also of note is Mornington Court, a 1937 housing block in a contemporary style with Egyptian influences, occupying the corner of Mornington Crescent and Arlington Road. Nos 37-46 Mornington Crescent on the north side predate Nos 1-35 and follow the simple, almost cubic pattern of houses in Parkway, dating from the 1820s or earlier. A taxi depot occupies the cleared site south of No 261 Hampstead Road, adjacent to the railway tracks, fronted by a large and out-of-keeping illuminated advertisement hoarding, which overshadows No 261 and causes harm to the setting of the adjacent listed buildings, as well as creating an unsightly southern entrance to the Camden Town Conservation Area.

### Former Bedford New Town:

To the east of Hampstead Road there is a distinct residential pocket, largely concentrated at the southern end of the Conservation Area. Developed on the Duke of Bedford's Fig Meads Estate from 1834, the area was initially known as Bedford New Town, and featured taller and grander terraces than found elsewhere in the Conservation Area.

### Harrington Square:

Harrington Square has been much altered. It was originally laid out as a planned mid 19<sup>th</sup> century composition, comprising two terraces overlooking a triangular open space, separated from Mornington Crescent Gardens by Hampstead Road. Part of the east side remains, a stucco-trimmed yellow

stock brick terrace dating from 1834 with arched first-floor windows set in stucco panels. The northernmost stretch of this terrace was destroyed by World War II bomb damage, and has been replaced by a post-war housing block, Hurdwick House, which does not attempt to blend with its historic neighbour. The terrace on the south side of the square was demolished for local authority housing redevelopment in the 1960s. Today the gardens are overshadowed by the towers of the high-rise Amptill Square Estate (situated outside the Conservation Area). Nonetheless, Harrington Square Gardens are the most significant green open space within the Conservation Area, containing a good tree group, shrubs and lawns.

#### Oakley Square:

Oakley Square lies to the east, beyond Eversholt Street, and like its contemporary neighbour is a planned composition of townhouses overlooking communal gardens with mature trees. The west side is all that remains after war damage, with houses of a similar scale to elsewhere on the Duke of Bedford's land, but noted for their ground floor entrance porticoes. Of contrasting design is the Old Vicarage, a grade II listed detached dwelling in a Gothic Revival style with polychromatic brickwork, situated at the northern end of the terrace. Dating from c 1861 it was designed by John Johnson, as the vicarage for the demolished St Matthew's Church, which stood next door.

#### Crowndale Road:

Crowndale Road also contains some residential properties. On the south side Nos 31-53 consists of a grade II listed terrace erected in the 1840s on the Duke of Bedford's land. Set back behind front gardens with railings, the houses are of three storeys raised on basements. Constructed from yellow stock brick, they have stucco ornament including rustication at lower level and a corniced parapet, as well as delicate cast-iron first-floor balconies. Opposite on the north side set back behind sizeable front gardens, is Nos 48-72, one of the oldest surviving terraces in Camden Town (appearing on the Tompson map of 1801/1804), albeit much altered and in need of some restoration. The terrace is likely to date from the late 18<sup>th</sup> century, and was originally known as Gloucester Place. Its architectural treatment is much plainer, with yellow stock brick facades adhering to the classical proportions of the Georgian period. Several houses retain their original doors and windows as well as their original mansards. However, at the western end of the terrace the roofline has been broken by unsightly roof extensions (Nos 64 and 68). No 56 is in a poor state of repair, and several properties suffer from inappropriate front boundary treatments.

To the east, opposite Oakley Square, stands the grade II listed Working Men's College, dating from 1904-6 and designed by W D Caroe. Constructed from red brick with stone dressings and slated roofs, it follows a varied Neo-Georgian style. The hall at the east end has a curved wall

topped by a segmental pediment, and the symmetrical classroom block has a steep pediment and cupola.

## **Key views and approaches**

### Vistas:

Formal vistas in the Conservation Area are limited to:

- the curve of Mornington Crescent;
- the curve to a lesser extent of Delancey Street;
- the terrace on the east side of Harrington Square and the frontage of Greater London House as seen from Harrington Square Gardens.

### Focal buildings in long views:

Prominent corner buildings acting as focal points in long views include examples at Britannia Junction:

- HSBC Bank, No 176 Camden High Street in views along Camden High Street to south and Camden Road to east;
- Nat West Bank, No 166 Camden High Street in views along Parkway to west and Camden High Street to north;
- No 187 Camden High Street in views to north along Camden High Street and Kentish Town Road and to east along Camden Road;
- Worlds End PH on corner of Camden High Street and Camden Road in views along Parkway to west and Kentish Town Road to north.

### Approaches to the Conservation Area:

- The Cobden statue at southern end of Camden High Street is a focal point in views from south from Hampstead Road, with curved terrace on west side playing an important backdrop role in local townscape;
- Approach from south along Eversholt Street at junction with Oakley Square/Lidlington Place flanked by substantial London plane street trees.

### Views out of the Conservation Area:

- Views south along Camden High Street from raised ground north of junction with Delancey Street, with views of Koko (former Camden Palace) and the Crowndale Centre, and upper storeys of Greater London House above roofline of Camden High Street;
- Views to the north along Camden High Street towards the Regent's Canal with distant views of the treeline of Hampstead Heath;
- Views up hill to west along Parkway towards tree canopy of Regent's Park, with views from junction of Delancey Street across railway cutting to Park Village East;
- Panoramic views from west end of Delancey Street and length of Mornington Terrace across railway cutting to south: housing blocks of

the Regent's Park Estate in foreground, with West End skyline including Euston Tower and BT Tower in background.

### **Commemorative plaques**

Several buildings in the Conservation Area are the former residences of famous people and are commemorated by English Heritage Blue Plaques:-

John Desmond Bernal (1901-1971), crystallographer, lived at No 44 Albert Street;

George Cruikshank (1792-1878), artist, lived at No 263 Hampstead Road, 1850-1878 (plaque dates from 1885);

George MacDonald (1824-1905), storyteller, lived at No 20 Albert Street, 1860-1863;

Walter Sickert (1860-1942), painter and etcher, lived at No 6 Mornington Crescent;

Dylan Thomas (1914-1953), poet, lived at No 54 Delancey Street.

Other plaques commemorate:-

Charles Dickens, writer, lived in a house which stood on the site of No 16 Bayham Street (stone plaque in wall).

Peggy Duff (1910-81), peace campaigner, lived at No 11 Albert Street (LB Camden brown plaque).

### **APPENDIX 1 - LISTED BUILDINGS**

Listed buildings are defined as 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. These buildings are identified on the townscape appraisal map.

Albert Street	9-23, 45-97, 99-139, 22-46 and 50-118, Tudor Lodge No 20
Arlington Road	38 and 40 & attached railings, 3-31 and railings to no.15 and 21, 39-51 & attached area railings, 53-85 & attached area railings, 101-145 & attached area railings, 157-161 & attached area railings, No 104 Former LCC Tramways Sub station
Camden High Street	Camden Palace Theatre and Statue of Richard Cobden
Crowndale Road	31-53 and 44-46 (Working Men's College)
Delancey Street	15-25 & attached railings, 29-41 & attached railings, 38 & attached railings, 40-82 & attached railings, 84 &

	attached railings
Hampstead Road	261-263 & attached railings, Mornington Crescent LRT Station including features underground
Harrington Square	15-24 (cons) & attached railings
Mornington Crescent	1-35 (cons) & attached railings, animal drinking trough at Hampstead Road junction, bollard outside No 25
Mornington Street	68 and 69 & attached railings
Mornington Terrace	26-56 (cons) & attached railings
Oakley Square	53-70 (cons) & attached railings, The Old Vicarage & attached railings, gate and wall
Parkway	35-37, 57 and 59 Spread eagle, 81 and 87
Pratt Street	4, 6, 6A and 8-16 & attached railings

## APPENDIX 2 - POSITIVE BUILDINGS

Positive buildings are defined as buildings that make a positive contribution +general presumption in favour of retaining all positive buildings and any proposals involving their demolition will require specific justification. These buildings are identified on the townscape appraisal map.

Albert Street	1-7a, 2-6, 8-18, 124-126, 128
Arlington Road	2-6, 30-36, 42, 90-98, 100, 102, adjacent 104, 130-140, 142 to 152, 162-166, Mornington Court, 33-37, 87-95, 99, Our Lady of Hal, 173-179, Cavendish School, Camden House
Bayham Place	53-65, 48-56
Bayham Street	1-7 and adjacent, 9, 9a, building at rear of 21, 33, 37-51, 55-79, 83, 95-111, Public House, 115-123, Hospital, 4
Beatty Street	1, 3, 5
Camden Road	Public House, 1a-5a, 7 to 13, World's End, 4a-6
Camden High Street	5-33, 49-61, 101-109, Public House, 111-113, 115 to 119, 121-123, 135-157, 171, 177-179, 183-187, 189, 191 to 209 14-46, 48(PH)-70, 76-94, 100(PH)-106, 112-136, 140-166, HSBC Bank, underground station, 186-190, building to rear of 211
Clarkson Row	1a
Crowndale Road	Public House, 48-72
Delancey Street	1a-7, 18-36, Snooker Hall, Works to the rear of 62a
Dewsbury Terrace	10
Eversholt Street	Crowndale Centre, 235-277
Greenland Place	2, 4, 7, 8
Greenland Road	2, Hospital, 3
Greenland Street	1, 2 to 6, 7, 9

Hampstead Road	Greater London House, 1-5 Hurdwicke Place, no 3 adjacent to tube station
Kentish Town Road	4-12, 1-23, URC Church
King's Terrace	1b, 1c, 1-9, 11-13, 2a, 2-6, 26, 28-42, 44, 37-49
Mornington Crescent	37-47 (cons) and former Southampton Arms PH
Mornington Street	1
Mornington Place	1 and 3-7 (cons)
Mornington Terrace	3-14 (cons) and Victoria PH
Oakley Square	71-76
Parkway	2-112, 1-13, Public House, 27, 31-33, 39-47, 61-75, 77-79, 81-101
Plender Street	1-8, 53 & 53a, 86-88, Methodist Church, 1-8
Pratt Street	1, 3, 11-13
Pratt Mews	9-13 (cons)

### **APPENDIX 3 - NEGATIVE BUILDINGS / SPACES**

Negative buildings and spaces are defined as buildings or spaces which detract from the character or appearance of the Conservation Area and could suitably be redeveloped. These are identified on the townscape appraisal map.

Buck Street	Brick building west of church Cleared market site
Camden High Street	2-12, 72-74, 178-182 and hoarding between Tube Station and 178, 125 to 133, 159, 163- 169, 173-175, 181
Delancey Street	7a, 86
Hampstead Road	Hoarding south of 261
Pratt Street	16a, 16b

## **APPENDIX 4 - HISTORIC SHOPFRONTS**

The following shopfronts in the Conservation Area are noteworthy for their historic or architectural interest. There is a general presumption in favour of retaining these shopfronts.

Camden High Street      7, 9, 21a, 33, 152-158, 177, 179, 148-150

Camden Road              Between World's End and Bayham Street

Parkway                    27, 35-37, 81, 87, 93

## **APPENDIX 5 – STREETScape AUDIT**

The street furniture, paving materials and fixtures constitute an important part of the public realm which forms the setting of the built fabric. Most of this furniture and treatment dates from the 20<sup>th</sup> and 21<sup>st</sup> centuries, and reflects the requirements of modern traffic and pedestrians. This appendix outlines elements which reinforce the Conservation Area's predominantly 19<sup>th</sup> century appearance.

### Railings:

Historic cast-iron railings around front gardens and basement areas. Various patterns of finials:

- foliated, spiked, spearheaded (Albert Street);
- acorn, fir cone or fleur-de-lys shaped (Delancey Street);
- urn-shaped (Mornington Crescent).

### Boundary walls and piers:

Long brick wall on west side of Mornington Terrace and pair of stone piers with lamp standards at east end of Mornington Street Railway Bridge (grade II listed).

### Street nameplates:

Historic metal street nameplates fixed to masonry.

### Sculpture:

Marble statue of the reformer Richard Cobden located in the paved traffic island at the south end of Camden High Street (grade II listed).

### Cattle troughs:

Cattle trough, carved from granite stone, adjacent to the southern end of Greater London House, Hampstead Road (grade II listed).

### Public conveniences:

Entrance to Ladies' Underground Public Conveniences, in traffic island in Parkway west of Britannia Junction

Entrance to Gentlemen's Underground Public Conveniences, in traffic island in Camden High Street south of Britannia Junction.

### Lighting columns:

Historic street lighting columns in Arlington Road, dating from the early electric era, with flower and leaf decoration and the figure of St. Pancras contained in a Greek-style frame.

### Bollards:

Three styles of bollard are prevalent:

- Camden bollard, cylindrical, fluted column with domed top;
- St. Pancras bollard from the old St. Pancras Borough, with or without shield motif;
- bell bollard, short bell-shaped metal bollard.

Historic bollard in Mornington Crescent, cast-iron of octagonal form with an octagonal cap, inscribed 'Somers Town 1823', probably relocated (grade II listed).

### Coalhole covers:

Original metal coalhole covers, many cast locally, set into York stone paving outside properties, such as in Mornington Crescent and Delancey Street

### Historic floorscape: York stone:

York stone is the traditional paving material in the historic context: The Conservation Area contains the following examples.

Albert Street	45-87, outside Spread Eagle
Arlington Road	91-95 and 1-6 Ruscombe House (part)
Bayham Street	35-47
Carlow Street	Forecourt outside Cobden House
Greenland Road	North and South (except section east of Greenland Place) sides
Hampstead Road	Outside Greater London House (part)
Harrington Square Gardens	East side
Mary Terrace	Western length
Mornington Crescent	1-24 (cons), Greater London House (opposite)
Mornington Place	1 & 1A, 3-7 (cons) and return on Albert Street. 12 & 13A and return to 24 Mornington Crescent
Mornington Street	Both sides between Albert Street and Arlington Road (except in front of flats)

Mornington Terrace      26-51 & 55-56 (cons)

Oakley Square            52-66 and 70

Pleasant Row

Underhill Passage

Historic floorscape: granite:

Granite is a characteristic road surface and paving material:

- historic granite kerb stones in many streets;
- granite crossovers, especially in front of public houses;
- granite setts in mews and alleyways.

The Conservation Area contains the following examples of granite setts.

Camden High Street      Alley beside No. 15

Bayham Place            West

Delancey Passage

Kings Terrace            North and south

Miller Street            Partially covered

Pratt Mews

## **Part 2: The Camden Town Conservation Area Management Strategy**

### **Introduction**

The government has introduced through new legislation, policy and procedure a new planning system in which the focus is on flexibility, sustainability, strengthened community and stakeholder involvement. Under the new system local authorities are required to produce Local Development Frameworks (LDFs).

The LDF, when it replaces the UDP, will comprise the London Borough of Camden Planning policies known as the Development Plan documents (DPDs), Supplementary Planning Documents (SPDs), and will include a high level of monitoring and community involvement.

The purpose of this Conservation Area Appraisal and Management Plan is to provide a clear and structured approach to development and alterations which impact on the Camden Town Conservation Area. The special qualities of the Conservation Area, which "it is desirable to preserve or enhance" have been identified in Part 1.

A list of the legislation, council policies and key documents which specifically relate to the Camden Town Conservation Area are listed at the end of this document.

### **Monitoring and review**

The planning authority is required by current English Heritage guidance to review its conservation areas on a regular basis. This may involve the designation of new Conservation Areas, the de-designation of areas that have lost their special character or the extension of existing Conservation Areas. The special character of the Camden Town Conservation Area has been re-evaluated within the character appraisal and this forms part of the overall review.

As part of the review process the Council is seeking to complete an up to date comprehensive photographic record of all Listed Buildings and establish a visual survey of buildings which make a positive contribution to the Camden Town Conservation Area. The photographic survey of Listed Buildings can be accessed via the Council's web site. The Council will seek to encourage greater community involvement with the management of the Camden Town Conservation Area, such as with the Camden Town Conservation Area Advisory Group, local groups and individuals.

### **Maintaining quality**

To maintain the special interest and the particular character of the Camden Town Conservation Area in a sensitive and responsive way and to ensure the highest quality developments the planning authority will:

- from time to time, review the Camden Town Conservation Area appraisal and produce a management plan from which development control decisions and where required design briefs can be effectively achieved.
- require all applications to include appropriate forms, legible, accurate and up to date, fully annotated, scaled drawings.
- Keep under review a list of buildings which, in addition to those already included on the statutory list, positively contribute to the character or appearance of the Camden Town Conservation, to aid decision-making and the preparation of proposals.
- require most applications for development within the Conservation Area to include a design and access statement – for information see [www.cabe.org.uk](http://www.cabe.org.uk)
- produce where relevant and possible supplementary planning documents including design guidance and planning briefs – [www.camden.gov.uk](http://www.camden.gov.uk)
- expect the historic details which are an essential part of the special architectural character of Camden Town Conservation Area to be preserved, repaired and reinstated where appropriate.
- ensure that professional officers from the Conservation and Urban Design Team and Development Control can advise on all aspects of development which could affect the Conservation Area.
- carry out its duties in a fair and equitable manner – [www.camden.gov.uk](http://www.camden.gov.uk)

### **Conservation Area boundary review**

As part of the appraisal survey the existing Conservation Area boundary was reviewed. Three additional adjoining areas have been identified as being of positive interest in ways that directly relate the special character of the existing Conservation Area. It is considered that further appraisal work should be done to determine whether they should be recommended for future inclusion within the Camden Town Conservation Area. The three areas are:

1. The Edinburgh Castle, No 58 Mornington Terrace and adjoining single storey building. The larger buildings, both grade II listed, date from the 1840s and are the sole remaining buildings on the west side of Mornington Terrace following the demolition of 13 pairs of semi-detached villas to make way for a widening of the LNWR railway c.1900. The pub housed the 'Edinburgh Castle Free Museum', a collection of curiosities in the late 19<sup>th</sup> century.

2. Oakley Square Gardens. Harrington Square and Oakley Square remain from what was first known as Bedford New Town developed from 1834 on the Duke of Bedford's estate. The south side of Oakley Square was replaced with modern housing in the 1960s. However, the well treed gardens remain and include a low stucco lodge, listed grade II. The proposed extension includes St Matthew's Lodge, a good quality post-war development which incorporates the boundary wall of the demolished St Matthew's Church.

3. Nineteenth century residential area to the east of Bayham Street containing parts of Bayham Street, Lyme Street, Camden Road, Greenland Road, Carol Street, St Martin's Close, Pratt Street and Georgiana Street including St Michael's Church (Camden Road), the Greek Orthodox Church (Camden Street) and the Golden Lion public house (Royal College Street).

This area contains many listed early and mid 19<sup>th</sup> century terraces. Almost all the other buildings in the area are considered to be positive buildings. St Martin's Gardens is an important green open space and the unlisted training centre building at the junction of Camden Street and Pratt Street is a prominent local landmark.

The whole area, which abuts both the Regent's Canal and Camden Town conservation areas, has special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.

### **The Management of Change**

The special character of the Camden Town Conservation Area is vulnerable to erosion and significant harm through neglect and lack of investment, and through inappropriate change.

### **Investment and Maintenance**

While overall the town centre is predicted to remain healthy despite growing competition (*cross reference bibliography to R Tym Borough and local studies*) from other centres, there is evidence of some lack of investment or poor standards of maintenance and alteration in significant parts of the built fabric in the southern part of Camden High Street and in parts of the more prosperous northern part of the commercial heart of Camden Town.

The quality of the public realm and particularly the pedestrian spaces can make an important contribution to the vitality of town centres, and could help support higher levels of, and more appropriate, investment in the commercial part of Camden Town Conservation Area. The Council will seek to ensure that its own ongoing investment in the public realm in the Conservation Area respects and enhances its special character and will look for opportunities to make specific appropriate enhancements to the public realm and particularly to the pedestrian environment as one way of supporting the preservation of the area's distinctive character. That distinctive character will not be preserved or enhanced by standardised or poor quality approaches to property maintenance or occupation.

In the residential part of the Conservation Area, Council investment in the public realm, and control over inappropriate commercial encroachment, will support better investment in the building fabric of that area and help protect its residential qualities and environment.

### **New Development**

It is clear from the Conservation Area appraisal that a key element of the distinctive character and appearance of the commercial part of the Camden Town Conservation Area is its variety and eclecticism. Given its overall economic dynamism its predominant 19th century commercial character has seen significant change. Some, though not all, more modern development has been inappropriate, eroding the character and detracting from the townscape. These unsuccessful changes have particularly taken the form of inappropriate building massing, and detail, and poor choice and use of materials, with inadequate attention to the form and character of surrounding buildings. While the commercial area has to continue to adapt to changing customer demand and economic trends, change must be managed so as to retain the distinctive and varied character of this part of the Conservation Area, with new developments contributing positively to that variety and distinctiveness.

High quality design and high quality execution will be required of all new development, including smaller alterations such as shop fronts, signage, and extensions which can harm the character and appearance of the area to an extent belied by their individual scale.

The Council will particularly encourage proposals which seek to redevelop those buildings and spaces which are considered to have a negative impact on the special character or the appearance of the Conservation Area (see Appendix 3).

Change in the residential part of the area will be more narrowly defined in terms of use but in parts of this area the pressure to increase the capital's housing stock will produce proposals for new development of a greater scale. Again, high quality design and execution will be paramount and the design

statements supporting such applications will be expected specifically to address the particular characteristics identified in the appraisal including the formality and regularity of much of these streets. Successful modern design can be of the 21<sup>st</sup> century and enhance the conservation area, by carefully assessing and responding to the form and qualities of surrounding buildings and spaces.

### **Listed Buildings**

The Camden Town Conservation Area has many fine buildings which because of their special architectural or historic interest are protected by statutory Listing. They form a very important part of the historic quality and character of the area. To check if a property is Listed and for Listed Building advice contact - [www.camden.gov.uk/planning/listed\\_buildings](http://www.camden.gov.uk/planning/listed_buildings) or [www.english-heritage.org.uk](http://www.english-heritage.org.uk)

### **Listed Buildings at Risk**

There are two new entries within the Camden Town Conservation Area on the English Heritage Buildings at Risk 2007 Register: they are No 23 Mornington Crescent and No 25 Mornington Crescent. For further details, please refer to the English Heritage website [www.english-heritage.org.uk](http://www.english-heritage.org.uk).

The Council will ensure that any further Listed Buildings which are at risk from neglect, decay, under use or redundancy will be added to the register.

The Council has the authority to serve an Urgent Works Notice see [www.communities.gov.uk](http://www.communities.gov.uk)

There are a number of unlisted buildings which are considered to be at risk and which have been highlighted in the Appraisal section of this document.

### **Maintenance and repair**

The Council encourages the routine and regular maintenance of historic buildings and buildings of interest to help ensure the preservation of the special character and appearance of the Conservation Area.  
[www.maintainyourbuilding.org.uk](http://www.maintainyourbuilding.org.uk)

### **Enhancement Initiatives**

The Council will encourage initiatives which will enhance the Camden Town Conservation Area and will provide information on current funding sources and if appropriate apply for funding through special schemes.

### **Re-use of premises above shops and other commercial buildings**

Many of the retail areas within the Camden Town Conservation Area suffer from empty or under used upper floors. The mix of uses is considered to be a positive characteristic in the commercial part of the Conservation Area. Often the separate street access has been removed to create larger shops and the floors above have become stores or left empty. The Council would like to see the re-use of premises above shops and other under used commercial buildings.

### **Control of demolition**

Within the Camden Town Conservation Area the total or substantial demolition of an unlisted building requires Conservation Area Consent. The Council will normally expect all buildings that make a positive contribution to the character or appearance of the Conservation Area to be retained, unless their loss is considered to be justified.

Guidance regarding demolition can be found in [PPG15](#)  
[www.communities.gov.uk](http://www.communities.gov.uk)

### **New Development and work to existing buildings within the Conservation Area**

New development or work to existing buildings within the Camden Town Conservation Area is likely to require Planning Permission, Conservation Area Consent or Listed Building Consent.

Development proposals will be expected to preserve or enhance the character or appearance of the Camden Town Conservation Area. This also applies to developments which are outside the conservation area but would affect its setting or views into or out of the area. PPG15

Urban design and landscape principles together with more detailed guidance on sustainable development and landscaping can be found Camden's Supplementary Planning Guidance. Some key points include:-

- **Quality erosion and loss of architectural detail**

The appearance of characterful buildings 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 and front doors, can have considerable negative impact on the appearance of a historic building and the area. Insensitive re-pointing, painting or inappropriate 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.

- **Shopfronts, canopies and shutters**

The appearance of shopfronts are an important element in the character of the commercial part of the Camden Town Conservation Area. The important historic shopfronts have been noted above. Many more recently constructed shopfronts contribute to the eclectic and often distinctive character of the area.

All historic shopfronts within the Conservation Area contribute to the special character and their retention is particularly important. The Council expects all historic shopfronts to be retained and restored in the appropriate manner.

The installation of a new shop front, shutters and grilles and most alterations will need planning permission. Inappropriate and poorly designed shopfronts detract from the character and appearance of the Camden Town Conservation Area. The Council expects the quality and design of new shopfronts to respond sensitively to their historic setting.

- **Fascia, signs and advertisements**

The installation of signage, particularly illuminated signage will usually require advertisement consent. A proliferation of signage, even of an appropriate design, could harm the character of the Conservation Area.

Hoardings because of their size and scale are not considered acceptable forms of advertising within the Conservation Area. New development may increase pressure for more intensive advertising. This will be resisted where it is considered to detract from the character and appearance of the area.

- **Estate agents boards**

The proliferation of estate agents boards is an ongoing concern. The legislation concerning the display of advertisements is contained principally in the Town & County Planning (Control of Advertisement) Regulations 1992. One control mechanism is the use of Regulation 7. It is not considered at this time that a Regulation 7 Order is justified in the Camden Town Conservation Area.

- **Roof alterations and extensions**

The Conservation Area retains many diverse historic rooflines which it is important to preserve. Fundamental changes to the roofline, insensitive alterations, poor materials, intrusive dormers, or

inappropriate windows. can harm the historic character of the roofscape and will not be acceptable.

- **Rear Extensions**

Within the Camden Town Conservation Area there are many interesting examples of historic rear elevations. The original historic pattern of rear elevations within a street or group of buildings is an integral part of the character of the area and as such rear extensions will not be acceptable where they would compromise the special character.

- **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.

- **Telecommunication equipment, cable and satellite dishes**

External telecommunications apparatus including cable runs can harm the appearance of an historic building. Guidance on the installation of telecommunication equipment including satellite dishes can be found in the Camden Supplementary Design Guide or by contacting the Planning Services above.

- **Ventilation ducts**

Where appropriate the Council will have regard to the feasibility of installing air-handling equipment so that the position, particularly in visually sensitive locations and in the proximity of residential accommodation, will protect local amenity and preserve the appearance of the Camden Town Conservation Area.

## **Street furniture and floorscape**

York paving stones, cast iron bollards, coalhole covers and other increasingly rare examples of historic street furniture add interest and character to the public realm within the Conservation Area. The Council has produced the Streetscape Design Manual to raise the standard of street works consistently throughout the borough. [www.camden.gov.uk/streetscape](http://www.camden.gov.uk/streetscape)

An up to date audit of the historic floorscape and street furniture of the Conservation Area is included with this document. Appendix...

The planning authority will seek to encourage improvements to the public realm including the reduction of street clutter and improved street lamp,

wayfinding and signage design. Information and advice can be found in the Council's Streetscape Design Manual. [www.camden.gov.uk/streetscape](http://www.camden.gov.uk/streetscape)

### **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 can be found at [www.camden.gov.uk/streetscape](http://www.camden.gov.uk/streetscape).

Many trees within the Camden Town Conservation Area have statutory protection. The Conservation and Urban Design Team Tree Officers can advise on all aspects of trees on private property within the Camden 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 [conservation@camden.gov.uk](mailto:conservation@camden.gov.uk)

### **Traffic and air pollution**

Camden Town is a major through route for traffic, for concerns about air quality Contact Online: [send air quality policy \(LB Camden\) your enquiry](#)  
Website: [www.camden.gov.uk/airquality](http://www.camden.gov.uk/airquality)

### **Enforcement**

The Council has adopted an Enforcement Policy for handling complaints of 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 special qualities of the Camden 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).

The Planning Appeals and Enforcement Team can be contacted on line.  
Website: [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

### **Planning Advice**

For general planning advice, including how to make a valid application, the Planning Services website should be consulted: [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)  
or alternatively: -

The Duty Planner Service, Camden Planning Services

5th Floor, Camden Town Hall Extension  
Argyle Street, London WC1H 8EQ  
Phone: 020-7974 1911; Fax: 020-7974 1930; Minicom: 020-7974 2000  
(Textlink)  
Times: Mon-Wed, Fri 09.00-17.00, Thu 09.00-19.00.

For advice on design and all work to historic buildings email:  
conservation@camden.gov.uk

### **Archives and Information**

Camden's historic archive provides valuable material relating to historic buildings, people and places and can be accessed on  
[www.camden.gov.uk/localstudies](http://www.camden.gov.uk/localstudies)

Listed Buildings within the London Borough of Camden  
[www.camden.gov.uk](http://www.camden.gov.uk) - listed buildings

Planning (Listed Buildings and Conservation Areas) Act 1990 [www.opsi.gov.uk](http://www.opsi.gov.uk)

London Borough of Camden Unitary Development Plan 2006  
[www.camden.gov.uk/udp](http://www.camden.gov.uk/udp)

Supplementary Planning Guidance (2002)-  
[www.camden.gov.uk/supplementary-planning-guidance](http://www.camden.gov.uk/supplementary-planning-guidance)

Planning Policy Guidance 15 – Planning and the Historic Environment HMSO  
[www.communities.gov.uk](http://www.communities.gov.uk)

Streetscape Design Manual, LB Camden (March 2005) [www.camden.gov.uk](http://www.camden.gov.uk)

Other useful contacts :-

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

Society for the Protection of Ancient Buildings ... [www.spab.org.uk](http://www.spab.org.uk)

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

Victorian Society..... [www.victorian-society.org](http://www.victorian-society.org).

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

[www.camdentown.co.uk](http://www.camdentown.co.uk)