

# Kelly Street Conservation Area Appraisal and Management Strategy

Adopted 23 March 2011



## **PART 1: CHARACTER APPRAISAL**

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## **PART 1: CHARACTER APPRAISAL**

### **1.0 INTRODUCTION**

#### **Assessment Area**

- 1.1 The Kelly Street Conservation Area is bounded by the rear of properties on Prince of Wales Road and the northern section of Castlehaven Road to the north, the rear boundary of properties on Kentish Town Road to the east, the rear boundary of properties on Castle Road to the south and the rear boundary of properties on Grafton Crescent to the west. (see Map 1).
- 1.2 The conservation area does not directly adjoin any other conservation areas, however it is close to the boundary of a number nearby (see paragraph 3.5)
- 1.3 The conservation area contains a high proportion of listed buildings, with all buildings on Kelly Street and their boundary railings grade II listed.
- 1.4 The wider area is a mix of commercial and residential, of a dense urban grain of between chiefly two to three storey properties with some higher buildings in the form of commercial buildings and flatted development.

#### **Purpose of the Assessment**

- 1.5 This assessment has been prepared by the London Borough of Camden to define the special interest of the conservation area in order that its key attributes are understood and can be protected and that measures and a Management Strategy can be put in place to ensure its appropriate enhancement. It replaces the *Kelly Street Conservation Area Statement* which was written by the Council in 2003. It is based on survey work undertaken in 2009 and 2010.
- 1.6 It is important to note that while the appraisal seeks to provide a summary of the special interest and character and appearance of the area, it would be impossible to identify all of its detailed characteristics or highlight every aspect of its special interest. Accordingly, future development proposals must be considered in the context of this character appraisal and a thorough assessment at the time of the specific character and appearance of that part of the conservation area.

## **2.0 STATUTORY AND PLANNING POLICY CONTEXT**

### **National Policy**

- 2.1 Camden has a duty under the *Planning (Listed Building and Conservation Areas) Act 1990* (section 69 and 72) to designate as conservation areas any “areas of special architectural or historic interest, the character or historic interest of which it is desirable to preserve or enhance” and pay special attention to the preserving or enhancing the special character or appearance of those areas.
- 2.2 Designation provides the basis for policies designed to preserve or enhance the special interest of such an area. Designation also, importantly, introduces greater control over the removal of trees and more stringent requirements when judging the acceptability of the demolition of unlisted buildings that contribute to the character of the area.
- 2.3 Government policy on conservation areas is set out in *Planning Policy Statement 5 Planning for the Historic Environment* (March 2010). This supersedes *Planning Policy Guidance Note 15: Planning and the Historic Environment* (1995) and *Planning Policy Guidance Note 16: Archaeology and Planning*.
- 2.4 English Heritage has produced *Guidance on Conservation Area Appraisals 2005* and *Management of Conservation Areas 2005*, used as a framework for this document. These guidance notes set out the rationale and criteria for designation and the way in which information should be presented in order to best support the preservation and management of designated areas.

### **London Borough of Camden’s Policy**

- 2.5 The Council’s policies and guidance for conservation areas are currently contained in the Local Development Framework. The Core Strategy and Development Policies documents were formally adopted on 8<sup>th</sup> November 2010, superseding the UDP, and along with the London Plan form the statutory development plan for Camden.
- 2.6 The government’s introduction of a new planning system, including the requirement for the production of a Local Development Framework (LDF), focuses on flexibility, sustainability, strengthened community and stakeholder involvement and includes a high level of monitoring and community involvement.
- 2.7 The LDF will incorporate the London Borough of Camden Planning policies:

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

The Conservation Area Appraisal and Management Strategy were adopted on 23 March 2011 following public consultation and will support the SPD.

- 2.8 The conservation area is within the Strategic View Wider Setting Corridor: Parliament Hill to St Paul's within the London Plan London View Management Framework Supplementary Planning Guidance (July 2010). It is also partially (an area towards the east end of Kelly Street) within a designated Archaeological Priority Area within the LDF.
- 2.9 The Council has produced a Streetscape Design Manual for Camden (published March 2005). This is a generic document regarding public realm enhancement work. This document includes sample illustrations of best practice, e.g. for historic street settings, and typical street settings within conservation areas. However, the importance of local conditions will also be taken into consideration along with this appraisal. [www.camden.gov.uk/streetscape](http://www.camden.gov.uk/streetscape). Further guidance may be sought in English Heritage's Guidance *Streets For All*.

### **Designation and Boundaries**

- 2.10 The Kelly Street Conservation Area was originally designated on 23<sup>rd</sup> July 1975. On 16 July 1980, it was extended to include Nos. 2-6 (even) Kelly Street, in recognition of concern over the installation of shop fronts without the benefit of planning permission. A further extension on 1<sup>st</sup> June 1985 included the terraced dwellings on Castlehaven Road. The proposal was brought forward by the Castle Road Action Group (the area is now represented by the Castle Road Residents Association) to acknowledge the contribution of the terraces, which represent part of once unbroken fabric of the mid-nineteenth century development.
- 2.11 There have been no subsequent boundary revisions. The boundary has been assessed as part of this review and no changes are considered necessary

## **Community Involvement: The Kelly Street and Castle Road Residents Associations**

- 2.12 The Kelly Street Residents Association (KRSA) is formed of a Committee of 8 members which meets as and when needed, with an AGM.
- 2.13 The Castle Road Residents Association (CRA) is an informal group with a particular interest in parking and licensing matters. The group currently has approximately 5 members and is always looking for more to join.
- 2.14 The CRA and KRSA monitor development, alert the Council to breaches of planning regulations, comment on planning and licensing applications, lobbies the Council for improved traffic conditions and Council services and help to ensure local trees and greenery are conserved and maintained.

### **3.0 ASSESSMENT OF SPECIAL INTEREST**

#### **Summary of Special Interest**

- 3.1 Rapid speculative building in Kentish Town in the mid-19<sup>th</sup> century created a distinctive townscape of terraced properties with narrow plots and a uniform appearance. The conservation area represents a rare example of intact Victorian terraces to the west of Kentish Town Road, many of which were obliterated by post-war rebuilding.
- 3.2 The Kelly Street Conservation Area comprises two adjoining streets of flat-fronted terraces, typical of the Victorian building typology once ubiquitous in Kentish Town. Two different types of character are evident and for the purpose of this appraisal the conservation area is divided into two sub areas:
- 3.3 Sub area 1: Kelly Street is now an intimate, narrow cul-de-sac of small two storey terraced properties. The relatively narrow tree lined road runs east to west in an elbow shaped curve, distinct where the prevailing street plan is predominantly a pattern of grids running perpendicular and parallel to the main historic road, Kentish Town Road. Prior to becoming a cul-de-sac, Kelly Street was a through route which linked Castlehaven Road to Kentish Town Road. Individual plots are long and narrow. The houses are distinct (in an area chiefly made up of typical 19<sup>th</sup> century terraces and post war housing) as a result of their brightly coloured stucco fronts, black cast iron railings, window guards and small front gardens.
- 3.4 Sub area 2: Castlehaven Road is a straight road with few street trees, broader than Kelly Street and of chiefly typical London three storey terraced properties with valley roofs concealed by a continuous parapet. The spatial relationship is similar to Kelly Street, in that the scale of the



buildings is relative to the width of the road. In the case of Castlehaven Road the scale is greater, the width and line of the road accentuating this, in contrast to the more intimate, secluded nature of Kelly Street. The two unbroken terraces are built in yellow stock brick with stucco banding and feature ornate cast iron window guards. No.28 Castle Road is included within the boundary, a modern infill property developed at the rear of No.85 Castlehaven Road.

## **Location, Context and Topography**

### **City**

- 3.5 Kentish Town lies within the old parish of St Pancras, located to the north west of Regents Park and central London, on a rise that climbs from the River Thames in the south northwards. The Hampstead and Highgate ridge is nearby to the north. .

### **Borough**

- 3.6 Kentish Town is central to the London Borough of Camden and in close proximity, though not directly adjacent, to four other conservation areas: Inkerman to the north, Bartholomew Estate to the east, Jeffrey's Street to the southeast and Harmond Street to the west. These areas are representative of the evolution of Kentish Town from the 18<sup>th</sup> century onwards, comprising predominantly 18<sup>th</sup> and 19<sup>th</sup> century residential streets, with many terraces constructed during the same period as those in the Kelly Street Conservation Area. There are architectural similarities with some small scale two storey terraces and also typical three storey London terraces of plain stock brick and rusticated stucco bounded by cast iron railings. Kentish Town Road follows the course of the underground river bed of the Fleet River. The wider area grew from an 18<sup>th</sup> century village suburb during an era of transformation between the mid 1840's and 1870's, developed on fields on either side of Kentish Town Road and Haverstock Hill.

### **Local**

- 3.7 Kelly Street joins Kentish Town Road just south of its junction with Prince of Wales Road and lies close to a railway line to the east. Castlehaven Road to the west runs on a north-south axis from Prince of Wales Road crossing Castle Road to the south. The dense urban grain of the conservation area is integrated into a wider urban area dominated by terraced properties within narrow plots and (particularly to the south of the conservation area) post-war blocks of flats of up to eight storeys set within communal landscaped areas.

### **Topography**

- 3.8 The gradual rise of the land to the north is not discernable within the conservation area (see Map 4)

### **Plan Form, General Character and Setting**

- 3.9 Speculative development during the mid 19<sup>th</sup> century in the wider area created an orderly grid pattern of streets, with a proportional street width to building height ratio (the height of the buildings being similar to the width of the road) running perpendicular and parallel to the spine road Kentish Town Road. Castlehaven Road is typical of this layout, comprising formal terraces of two-bay properties with narrow forecourts and small courtyard gardens to the rear. Kelly Street is of a similar formal layout, however, the smaller terraced properties follow the bend of a narrow curved street which is an uncharacteristic road form in the wider area.
- 3.10 Kelly Street links the commercial thoroughfare of Kentish Town Road to residential streets to the west. When its western end was blocked off and re-landscaped in the late 20<sup>th</sup> century to prevent its use as a through-route it became a 'cul-de-sac' and is now only accessible to vehicles from Kentish Town Road. This and the location of major roads to either side of the road, contributes to the quiet and largely intact historic character of Kelly Street.
- 3.11 At the west end of Kelly Street is a modern three storey residential development and a modern church (built to the rear of the old Congregational Church site and not visible from the road ) arranged around a courtyard. On the junction where the two streets meet, No. 51 Kelly Street and No.98 Castlehaven Road are a focal point, orientated north, their large front gardens aligned parallel to Castlehaven Road. Behind these properties the character of the conservation area is fragmented by a vacant site bounded by a tall wooden fence containing a static caravan. The site formerly contained No.s 94 and 96 Castlehaven Road which were part of the existing terrace to the south, demolished in the late 20<sup>th</sup> century.
- 3.12 Castlehaven Road lies parallel to the west of Kentish Town Road, extending from the north at Prince of Wales Road to Chalk Farm Road to the south. The historic grain has been obliterated within the section south of Castle Road (outside the conservation area) replaced by 20<sup>th</sup> century development following extensive bomb damage during World War II. The surviving properties form a continuous straight terrace of a traditional 19<sup>th</sup> century character with small forecourts bounded by railings or low walls.

## **Landscape and Public Realm**

- 3.13 Mature Whitebeam trees on Kelly Street are a key characteristic of the conservation area and contribute strongly to its special significance. Trees and vegetation within front gardens throughout the conservation area also lend a verdant quality to the streetscene. Whilst the majority of front gardens are hard-landscaped, hedges, bushes, vines, planters and window boxes abound and contribute positively to the streetscape.
- 3.14 Trees within private back gardens are not highly visible, with the exception of No. 51 Kelly Street and No.98 Castlehaven Road which, along with their front gardens, contain an abundance of mature trees which are a focal point, leading the eye into the tree lined curve of Kelly Street. This vista is an important landscape feature, providing continuity whilst contrasting with the coloured facades of the properties
- 3.15 The lime tree in the garden of No. 34 Kelly Street is protected by a Tree Preservation Order.
- 3.16 Street surfacing is tarmac. Footpaths are grey pavers with granite kerbstones and there are small areas of red tactile paving at pedestrian crossings. Historic street furniture (tiled street signs, granite curbs and cobbles) all contribute to the quality of the public realm. Kelly Street retains original Victorian streetlights and historic black and white bollards. An audit of streetscape elements is contained at Appendix 1.

## **Prevailing and Former Uses**

- 3.17 Historically there were a number of commercial and industrial premises interspersed throughout Kentish Town. Kentish Town Road was, and remains, a busy commercial street. Traditional shops such as bakeries, fishmongers and builders have been replaced with cafes, building societies, betting shops, dentists and high street chains. However, a high percentage of independent establishments remain. Today, the conservation area is primarily residential, with the Congregational Church (west end) and a cafe and an office at the east end of Kelly Street (overspill from the commercial Kentish Town Road) and a supermarket and catering suppliers on Castlehaven Road.

## **4.0 HISTORIC DEVELOPMENT AND ARCHAEOLOGY**

### **Origins and Historic Development of the Area**

- 4.1 Understanding how our environment was shaped serves not only to enhance the experience of residents and visitors, but plays an important part in planning and development decisions – ensuring we preserve what is special and - where appropriate - restore historic associations that have been lost. The ownership and use of land, settlement patterns and the earliest routes through and around the landscape are often the markers of modern day roads and alleyways, plot patterns and place-names.
- 4.2 A comprehensive account of Kentish Town is available online in Volume 19: The Parish of St Pancras Part 2. Old St Pancras and Kentish Town of the Survey of London at <http://www.british-history.ac.uk/>.

### **Prior to 1760**

- 4.3 Kentish Town was originally the principal settlement in the parish of St Pancras, which extended north from what is now Tottenham Court Road to Highgate, and east from Regent's Park to York Way. Kentish Town may have taken its name from the now-buried River Fleet, 'Ken-ditch' meaning 'the bed of a waterway'. St Pancras Old Church, one of the oldest churches in London, can be found approximately 250 metres way on St Pancras Way, southeast of the Kelly Street Conservation Area. It is likely that a settlement had been established in the vicinity of the church by AD400, but gradually shifted to higher ground around Hampstead and Highgate due to frequent flooding of the river. A chapel of ease was founded in Kentish Town some time before 1297.
- 4.4 Flowing downhill from the 17<sup>th</sup> century ponds at Hampstead and Highgate in the north through Kentish Town, the Fleet River was once a major feature of the area, providing local amenity and opportunities for fishing. The road to Highgate roughly followed the course of the river and shaped the dispersed, linear development of Kentish Town village. Development was likely to have grown outward from the various travellers' inns established on this thoroughfare between London and the North. Man-made ponds slowed the flow of the river and were used as a sewer by newly constructed houses. Coaching inns and their sprawling gardens became leisure retreats for the wealthy, the most notable being the Castle Inn on Castle Road, which by legend also served as King John's royal hunting lodge.
- 4.5 The provenance of the name Castle Road is not certain but it is likely to be named after the Castle Inn, or possibly an earlier building. The current Public House (in 2010 the Bullet Bar) on Kentish Town Road, stands upon the site of an older house bearing the same name, anecdotally dating from the time of King John. Kelly Street,

Castlehaven Road and Clarence Way lie on the site of the former gardens of The Castle Inn.

### **1760- 1840**

- 4.6 In the 25 years between 1776 and 1801, the population of St Pancras parish exploded from 600 to 32,000. Turn of the century maps show the area subdivided into large tracts of agricultural land, paddocks and pleasure grounds and interspersed with few buildings. Kentish Town attracted notable residents such as artists Haynes King and James H. Lowes of Castlehaven Road. Writer Mary Shelley resided in Kentish Town Road in the 1820s.

### **1840- 1920**

- 4.7 In 1848, the rural landscape was transformed. Open land was cleared to make way for Kelly Street and the first Kentish Town Congregational Church, built in a 16<sup>th</sup> century Gothic style. Congregational Church Avenue, running west from Kentish Town Road to the Church, was at the time a leafy, picturesque approach from Kentish Town Road to the church.
- 4.8 The 1850s-60s saw the rapid development of the land that was to become Kelly Street, Castlehaven Road, Castle Road and Clarence Way, built on the pleasure gardens of the Castle Inn. The Castle Inn was demolished in 1849 to create Castle Road, and the existing Public House was constructed. Kelly Street was known as Church Street until 1870 when it took the name of John Kelly, who built many houses along Kentish Town Road and the newly formed streets behind it in the 1840s-1850s.
- 4.9 The constructed ponds along the Fleet River and the river's use as a sewer by new households increasingly polluted the waterway. In addition it had a tendency to flood, which meant that by the 1850s, the Fleet River was culverted as far north as Holmes Road. This and the impact of the newly arrived railways, was a catalyst for the decline of the area from a salubrious upper class retreat and genteel suburb to a crowded, working class district. In 1872, the Metropolitan Board of Works covered the remainder as a precaution against the spread of disease.
- 4.10 From 1863, the coming of the railways brought industrial development to the area and consequent building clearance, In 1866 Midland railway haphazardly dug up the burial ground of St Pancras Old Church. South Kentish Town tube station, adjacent to the Castle Public House, opened in 1907, closing 17 years later following a strike and never reopening. In 1864, Castlehaven Road, then called Victoria Road, was extended south to Hawley Road. Grafton Road was known, at this time, as Junction Crescent.
- 4.11 Kentish Town and Camden Town became renowned centres of piano manufacture, and also produced such things as furniture, false teeth, wallpaper and artists' materials. Laundries, metal works and suppliers to the building trades thrived in the back streets of west Kentish Town.

Some sections of the Fleet River remained open, but there is no evidence that the river had an industrial use.

- 4.12 The large plot of open land directly north of Kelly Street was developed at the end of the 19<sup>th</sup> century. In 1900, properties on Prince of Wales Road were demolished to make way for construction of the largest public building in Kentish Town, the St Pancras Public Baths.
- 4.13 By the beginning of the 20<sup>th</sup> century, Kentish Town Road was a vibrant commercial area lined with diverse businesses such as dairy, coal, bread, building, bookbinding, and fishmongery. Development slowed during the first two decades of the 20<sup>th</sup> century and was halted with the event of World War I.

#### **1920- 1945**

- 4.14 The depression of the 1920's brought about the decline of local industry and conditions in some of the poorer streets worsened. Social housing development began in the 1930s in response, led by the St Pancras Housing Association. The individual sections of Castlehaven Road were united under one name in 1938, after the Countess of Castlehaven who was buried in St Pancras Churchyard in 1743.
- 4.15 Beginning in the early 20<sup>th</sup> century, incremental changes and development around the Congregational Church slowly changed its approach from Kentish Town Road from a wide public avenue to a cramped private back alley. The Telephone Exchange to the north of Kelly Street was enlarged and remains today an imposing presence outside of the boundary of the conservation area, within its setting. In 1927, a new church hall was built to the rear of the Kentish Town Congregational Church.

#### **1945- present day**

- 4.16 In 1955, the 19<sup>th</sup> century Kentish Town Congregational Church was demolished following wartime damage and dwindling attendance leaving its adjoining hall building in place. The post-war prefab that replaced it was demolished in 1991, and half the site redeveloped with a red brick residential terrace, fronting Kelly Street, and a new, smaller church at the east of the site.
- 4.17 Today Kentish Town Road is an active commercial street with a wide mixture of independent and chain businesses and Kelly Street and Castlehaven Road remain largely residential
- 4.18 Since being designated as a conservation area Kelly Street has blossomed into an immaculate, cheerfully painted enclave overflowing with potted plants, clearly a source of pride to its residents and evidence of gentrification of the wider area.

## 5.0 CHARACTER ANALYSIS

### Spatial Character

- 5.1 The spatial character of the Kelly Street Conservation Area is influenced by its position close to the spine road to the east, Kentish Town Road. It also relates to building that took place in the mid 19<sup>th</sup> century in the wider area. This created the fine urban grain of terraced houses on regular plots that branch out from Kentish Town Road, which survive in fragments today. The looser grain that developed after World War II can be seen at the southern end of Castlehaven Road, where terraces were demolished to make way for larger developments under single ownership, including council housing estates.
- 5.2 The predominantly residential streets surrounding Kentish Town Road bear vestiges of their industrial history, such as the surviving false tooth factory building on Angler's Lane. Some of this history is invisible, as trades often operated from the ground or first floor of residential buildings in the 19<sup>th</sup> century. This pattern of use is in many ways still present today in altered form, with commercial uses on the Kentish Road (adjacent to the Conservation Area) and some shops and light industrial uses within the predominantly residential areas, including shops and offices on Kelly Street and Castlehaven Road.
- 5.3 The character of the Kelly Street Conservation Area relies on the juxtaposition of the built form, characterised by rhythmic successions of repeating elements, along a tree lined curved vista. A sense of enclosure is created by the unbroken terrace, narrow width and contour of the road. The secluded character of Kelly Street is further enhanced by planting in front gardens, mature trees and private open spaces behind houses which make a positive contribution and provide visual and practical amenity. The bollards and footpath that separate Kelly Street from Castlehaven Road, although a non-traditional 20<sup>th</sup> century element in the townscape, reinforce its secluded quality.
- 5.4 The overall impression of Kelly Street is one of uniformity as a result of repetition of architectural features within two strongly defined largely unbroken terraces. However, street trees and openings and set backs between terrace blocks breaks up the formality of the streetscape. Each property has a narrow frontage bounded by railings, providing a transition between public and private realm.
- 5.5 Castlehaven Road displays some similar characteristics, with two unbroken terraces and a similar spatial relationship between the scale of the buildings and the width of the road. The terraces are a storey higher than those on Kelly Street and this and the wider road width endows it with a different spatial character. This is emphasised by lack of mature trees and the straight road, which affords direct vistas to the sprawling large scale post war development and variable street width to the south. To the north the ornate Victorian Kentish Town Baths on the north side of Prince of Wales Road serves as a focal point and visual stop. No's

113 and 117 step down to a similar scale to the properties on Kelly Street and provide a visual transition between the varying scales of the two streets.

## **Building Typology and Form**

### ***Terraces***

- 5.6 The predominant building form is the terraced house, varying in scale and design between those on Kelly Street and Castlehaven Road.
- 5.7 The listed terraces on Kelly Street are of a smaller scale to those on Castlehaven Road: two storeys (as far as is known, 3 have basements) with brightly coloured stucco fronts enriched with cornices and a variety of decorative mouldings around windows and front doors. Roof extensions, where they exist, are concealed behind parapet walls. Houses on the south side are generally composed of two round-headed windows over a door and tripartite window, and are embellished with elaborate ironwork, fanlights, and enriched cornices over the doors and windows. The terrace on the north side has no embellishments except for cornices over the flat-headed first floor windows, and some ironwork detailing. Each property sits in a long narrow plot with minimal residual space to the front and rear. Listed Ironwork boundary railings enclose narrow front gardens of the majority of the properties. The modern terrace at no's 36-42 is of similar proportions, with a mansard roof.
- 5.8 The properties on Castlehaven Road take the form of a typical London terrace house, three storeys in yellow stock brick with the ground floor accentuated by stucco banding and with valley roofs concealed behind a parapet. The windows are flat headed and decoration is concentrated at the first floor through ironwork window guards and enriched cornices. The narrow front gardens are generally bounded with ironwork railings, but many have modern replacement brick walls. A few properties have unsightly mansard roof extensions which disrupt the continuous roofline of the terrace.
- 5.9 The two storey modern infill at No. 28 Castle Road (to the rear of No.84 Castlehaven Road), within the conservation area, is a well executed modern intervention, which in contrast to the poorly designed modern terrace adjacent to the east (outside the conservation area) provides visual interest and complements the townscape.

### ***Semi-Detached Properties***

- 5.10 There are two pairs of semi-detached villas, a secondary dwelling type in the conservation area of larger proportions than the terraced houses. One pair is on the south side at the west end of Kelly Street (No.51 Kelly Street and No.98 Castlehaven Road) and the other is at the junction of Castlehaven Road and Grafton Crescent (115-117 Castlehaven Road) The former is two storeys plus basement and mansard roof, six bays wide. Elaborate ironwork, doors framed by Corinthian pilasters and architraved pediments lend these properties grandeur. In the summer



months they are largely hidden by hedges, trees and high wooden fences from Castlehaven Road.

- 5.11 No's 115-117 Castlehaven are now linked to the western terrace's northern end. However the building reads as a semi detached pair (probably built slightly later than the terrace) consisting of two storeys with stucco parapeted facades, they echo the scale and style of Kelly Street. Each house is two bays wide with two cambered windows with keystones over an incised ground floor with tripartite window. The front gardens have original iron railings with elaborate stays. No. 115 has original cambered windows at first floor, replaced insensitively at No.117. No. 117 has a subservient two storey entry bay with original tiled step and glazed rope-twist edging.

### ***Other Building Types and Uses***

- 5.12 The flats attached to the modern Congregational Church have an 'L' shape plan form. The Church is a two storey building constructed from yellow stock brick with red brick accents, with half hipped roof, two hipped gables and an arcaded entry, and adjoining this is a part two/part three storey residential building with a half hipped roof. Architecturally, the church is un-ambitious and part of a low-key complex of buildings set around a courtyard. These are not generally visible from Kelly Street.
- 5.13 The conservation area has a small number of shops and commercial properties located at the east end of Kelly Street and the south end of Castlehaven Road. Historic shopfronts have been lost.

### **Characteristic Local Details and Prevalent Building Materials**

- 5.14 The most common building materials in the conservation area are yellow stock brick and, on Kelly Street, brightly painted stucco in an array of colours. Modern properties utilise red brick and yellow stock brick. Timber doors and sash windows are predominant on both streets.
- 5.15 On Kelly Street timber doors and large tripartite windows with bracketed cornices are found on the ground floor. Round headed windows and fanlights create visual rhythm, as does the profusion of first floor windows with keystone-headed cornices and console brackets
- 5.16 Castlehaven Road is characterised by cast iron guards on ground floor windows. The continuous parapet roofline conceals butterfly roofs and first floor ironwork balconettes enclose pairs of cornice-headed windows
- 5.17 Ironwork features extensively throughout the conservation area. Cast iron window guards are a defining feature and many survive. Although many ornate boundary railings have disappeared (iron railings were removed from Kelly Street and Castlehaven Road for the war effort) they have been replaced with good quality replicas. Although these do not always replicate Victorian designs accurately, they are not without aesthetic merit and form an important part of the uniformity and repetition characteristic of the conservation area.

- 5.18 Several examples of 19<sup>th</sup> Century railings survive on Castlehaven Road, although approximately half of original frontages have been replaced with dwarf brick walls and hedges. The conservation area contains a variety of railings and window guard designs. Cast iron window guards have survived in greater number than railings on both streets.

### **Key Views and Vistas**

- 5.19 The conservation area falls partly within Protected Vista 2A.1: St. Paul's Cathedral from Parliament Hill (refer to Management Plan 2 in the Mayor of London's London View Management Framework (published July 2010)).
- 5.20 Vistas into and along Kelly Street are primarily characterised by its curving terrace of formal, repeating facades and mature trees. The view east out of Kelly Street is framed by key buildings on both sides: Nos. 4 & 6 Kelly Street on the north side, and on the south side, No.161 Kentish Town Road, a prominent end of terrace building which frames views into and out of Kelly Street.
- 5.21 On the east side of Kentish Town Road are two distinctive landmark buildings: the Grade II listed Church of St Andrew and the polychrome brick banded Abbey Tavern (late and mid-Victorian, respectively). These feature in views out of the conservation area to the east along Kelly Street across Kentish Town Road.
- 5.22 A significant view out of Castlehaven Road is towards the Grade II listed Kentish Town Baths, contrastingly ornate later Victorian architecture (recently restored) to the north.
- 5.23 Green views into verdant private open spaces also play an important part in establishing the serene residential character of the conservation area.

### **Definition of Sub-Areas**

- 5.24 The two sub areas, as identified at paragraph 3.1, have their own distinctive character:
- i) **Kelly Street** is characterised by curved terraces on a narrow cul-de-sac. Recession and breaks give life along with the brightly coloured facades. Mature street trees and vegetation within gardens lend a verdant quality and add to secluded character. Elaborate ironwork guards and railings are key features along with details such as vermiculated (decorated with a worm-like, wavy pattern) keystones and acanthus bracketed cornices. Spatial layout, including the redeveloped historic congregational church site, largely retains the original plan form of the area.
  - ii) **Castlehaven Road** is characterised by uniform residential terraces, wide unenclosed street with unobstructed views north and

south, uniform parapet roofline and repetition of common detailing, such as ironwork window guards and enriched cornices. The overall form of the group of buildings is consistent in terms of scale, building line and form and diversity of architectural detail adds interest.

## **Trees and Private Open Spaces**

### ***Trees***

- 5.25 The conservation area generally has a fair level of tree cover which should be protected and enhanced where possible. Trees play an important role in urban areas which include the following:
- a. Provide habitat for a broad range of wildlife
  - b. Provide public amenity value and amenity value for residents of an area
  - c. Provide a sense of wellbeing and place
  - d. Filter, absorb and reduce pollutant gases including ozone, sulphur dioxide, carbon monoxide and nitrogen dioxide
  - e. Produce oxygen and absorb carbon dioxide
  - f. Release scents and aromas that create a positive emotional response
  - g. Mark the changing seasons with leaf changes and floral displays
  - h. Symbolise community focal points
  - i. Contribute to lower dust and noise levels
  - j. Provide a sustainable source of compost
  - k. Reduce skin cancers by providing shade
  - l. Provide employment through all aspects of the arboriculture industry
  - m. Reduced localised extremes in temperature- cooling in the summer and warming in the winter
  - n. The presence of trees can increase property prices by 5-18%
- 5.26 The general canopy/tree character of the conservation area is largely formed of street trees on Kelly Street and variable tree cover in rear

gardens (not many of which are visible from the public realm) with limited tree cover and planting in front gardens (except for No's 51 Kelly Street and No. 98 Castlehaven Road which have extensive cover within front gardens).

- 5.27 The general level of tree cover in the conservation area is reasonably high and comprised of a wide range of sizes and species. Street trees on Kelly Street provide a very important landscape and streetscape function, particularly given the small forecourts and subsequent lack of mature trees in front gardens. Vistas/views down tree lined streets provide greater sense of the changing seasons and provide continuity within the streetscape with varying colours and textures. This is an important landscape feature of the conservation area which softens the urban landscape and requires both protection and enhancement where possible.
- 5.28 Views along the rear/front gardens and vistas and into areas of dense tree cover are evident at No. 51 Kelly Street and No.98 Castlehaven Road and should be protected. Views of mature trees between buildings from the public highway provide a sense of space and openness.

### ***Open Spaces***

- 5.29 There is no public green open space in the conservation area. There is an area of hard landscaping at the end Kelly Street resultant of the blocking up of Kelly Street, dominated by car parking and a re-cycling point. There is a small area of hard landscaping with trees and street furniture (on the boundary of the conservation area) to the north on the west side of Castlehaven Road. In 2000 KSRA obtained funding from the Heritage Lottery Fund and the Council to hold a competition for a Public Art project. This resulting in the provision of a bench, bollards, trees and period lamps in order to create an area that enhances the wider area and the conservation area.

## **6.0 HERITAGE AUDIT**

### **Introduction**

- 6.1 An audit of the fabric of the conservation area has been undertaken to identify listed buildings and unlisted buildings that contribute to the character and appearance of the conservation area. Buildings and streetscape and other elements that detract from its character and appearance are also identified. The built heritage audit is set out in Appendix 6 with a plan showing the location of listed buildings, positive contributors and detractors in Appendix 7
- 6.2 There is a strong presumption to retain buildings that make a positive contribution to the character and appearance of the area. Detractors are

elements of the townscape that are considered to be so significantly out of scale or character with their surroundings that their replacement with something of a more appropriate scale and massing or detailed architectural treatment would benefit the character and appearance of the conservation area. Detractors may also include gaps in frontages that disrupt the prevailing street pattern. Elements identified as neutral are those that broadly conform to the prevailing character, scale, form and materials. Integrity and nature context are consequently influential in making this judgement.

### **Listed Buildings**

- 6.3 Kelly Street No's. 1-49 (odd), 51, 8-34 (even) are grade II listed. Castlehaven Road No 98 is grade II listed.

### **Buildings that make a Positive Contribution**

- 6.4 In addition to the buildings that are on the statutory list there are several individual buildings and groups of buildings that contribute to the character and appearance of their immediate surroundings and the Conservation Area as a whole (see Appendix 1). Whilst some of these buildings may have been subject to minor alteration over the years, they contribute as part of a group. The criteria for assessing unlisted buildings in conservation areas (as suggested by English Heritage in Guidance on Conservation Area Appraisals 1995) have been applied.

### **Streetscape Features**

- 6.5 The character and the appearance of the conservation area are not solely a function of its buildings, use and activity. Elements within the public realm, such as original paving materials, traditional bollards and street furniture of historic interest (e.g. lamp posts, post boxes and bollards) contribute greatly to the area's quality, character and appearance. It should be noted that the survey may not be exhaustive and any works should seek to retain elements of streetscape interest, whether listed or not (see Appendix 1).

### **The extent of Intrusion or Damage**

#### ***Negative Elements***

- 6.6 Inevitably there are a small number of structures and elements of streetscape that impinge on the character and quality of the conservation area. In addition, there may be unsympathetic and prominent features that detract from a building such as inappropriate additions (e.g. excessively large dormer windows) or uPVC windows. Paragraph 7 and the Management Strategy sets out areas of particular concern and these issues are addressed in more detail in the Management Strategy.

### ***Buildings or Features which Detract***

- 6.7 There are buildings, elements or spaces within the conservation area which detract from its special character or appearance. They are elements which blight the area, where sensitive redevelopment may provide an opportunity for beneficial change. No.96 Castlehaven Road is a feature which detracts, it is currently occupied by a static caravan (with the benefit of a temporary planning permission for this use) and bounded by a high uncharacteristic close boarded wooden fence and represents an opportunity for change. This is addressed in more detail at paragraph 7.20 and in the Management Strategy.

### **Neutral Buildings**

- 6.8 There are buildings which neither preserve nor detract from the character and appearance of the area, where there may be potential for enhancement. They are predominantly made up of 20<sup>th</sup> century buildings; many of which display poor quality of design. Neutral buildings are identified at Appendix 1.

### **Opportunity Sites**

- 6.9 No opportunity sites are identified within the conservation area in the Camden Local Development Framework. There are opportunities to improve the car parking area at the junction of Kelly Street and Castlehaven Road and for redevelopment of No. 96 Castlehaven Road.

### **Heritage at Risk**

- 6.10 Kelly Street is not identified as a conservation area at risk by English Heritage. No listed buildings in the conservation area are on the current English Heritage Buildings at Risk register.

## **7.0 CURRENT ISSUES**

### **Summary of Issues**

- 7.1 Whilst some redevelopment has occurred in recent years, the bulk of planning proposals since the last extension to its boundary (designated in 1985) have been for residential alterations, conversions, extensions and works to trees.

- 7.2 One of the development pressures in the area is the continued trend for the conversion of former single family dwelling houses, to flats and maisonettes. Though not as common as in some parts of the Borough, the trend for residential conversion in the conservation area has led to a number of associated development pressures, some falling within planning control:
- excavation of basement areas for additional accommodation
  - rear extensions
  - roof extensions and changes to roof profiles and detail
- 7.3 There have been proposals to demolish and rebuild the closet wings on the Kelly Street listed buildings as well as to build a second storey to accommodate a first floor bathroom. For example, planning permission was granted for alterations at the rear of No.15 in 2008. Whilst such alterations are generally not visible from the public realm, the unified architectural style and form and the original historic pattern of rear elevations is an integral part of the conservation area and should be maintained.
- 7.4 Outside the conservation area there is pressure on backland sites, for example land between Grafton Crescent and Castlehaven Road, the development of which would affect the setting of the conservation area.
- 7.5 Other issues include:
- increased on street parking
  - loss of front boundary walls; inappropriate replacement walls / railings
  - pressure to fell and lop trees
  - provision of refuse facilities within front gardens
  - elevational alterations and loss of detail
  - Loss of historic shop frontages or poorly designed replacements
  - Poor quality 20th century infill buildings

#### **Article 4 Directions**

- 7.6 Article 4 Directions remove what are known as 'Permitted Development rights' under the Town and Country Planning (General Permitted Development) Order 1995. It means that planning applications are required for certain types of work to properties which would normally require permission. It does not stop residents carrying out minor alterations like installing security lighting, burglar alarms or repainting.
- 7.7 Detailed survey work was undertaken in 2008/9 to assess the loss of features and consider recommendations to halt erosion in the Kelly Street Conservation Area. The survey showed that quite a high proportion of boundary railings on Castlehaven Road have been lost and replaced with dwarf brick walls. However, the survey highlighted that

whilst some erosion within the conservation area is evident it is not considered to be a significant threat at the present time. This is partly because there a high proportion of listed buildings in the conservation area (on Kelly Street), meaning that a higher degree of control is exercised via Development Control through the need for listed building consent.

- 7.8 The Council will continue to monitor the situation though monitoring (via enforcement where possible) and review.

### **Trees**

- 7.9 Trees in gardens are vulnerable to the occasional conflicting interests of property owners and the environmental benefit. Street trees are the responsibility of the Council.

7.10

### **Rear and Side Extensions and Loss of Gardens to Hard Landscaping**

- 7.10 While a small number of rear elevations and private gardens are visible from the street in the conservation area, a much larger number are visible from the private open spaces and from the rear of individual properties. Undeveloped rear and front gardens and private open spaces, particularly at properties where the two principal roads meet, are central to the character and appearance of the Kelly Street Conservation Area, and their preservation is of great importance.
- 7.11 The conservation area is characterised by significant and well-preserved gaps at the end of terraces or between buildings providing views through to rear mature gardens. Normally the infilling of these gaps will be resisted where this compromises views through or the composition of a building/group. Where side extensions would not result in the loss of an important gap they should be single storey and set back from the front building line of the existing property.
- 7.12 In recent years, largely due to the increased intensity of residential use and consequent conversion of properties, there has been a number of planning applications for large rear extensions, including the listed buildings on Kelly Street (referred to in paragraph 7.3) and some loss of rear gardens to hard landscaping. This results in a loss of amenity of residents and erosion of the leafy, verdant character of the conservation area. Applications are always assessed in line with Camden Local Development Framework Policies and Guidance, and particular care should be taken to ensure that the attractive garden setting of the host building, neighbouring gardens and any private open spaces is not compromised by overly large extensions and areas of hard landscaping. Residents are encouraged to maintain as much soft landscaping as possible in rear gardens.



## **Roof Extensions and Changes to Roof Profiles and Detail**

- 7.13 Guidance on roof alterations and extensions is contained in Supplementary Planning Guidance *Camden Planning Guidance 2006*. The uniformity created by terraces of largely uninterrupted valley roofs concealed by a strong parapet roof line is a defining characteristic of the Kelly Street Conservation Area. In the Kelly Street sub area 1, the buildings are all listed, thus ensuring protection of rooflines and forms.
- 7.14 Due to the increased intensity of residential use, there have been some planning applications resulting in the insensitive alteration of roofscapes and insertion of new dormer windows to the front and rear of buildings in the conservation area. Notably roof mansard roof extensions have taken place at properties at the north end of the terrace on the west side of Castlehaven Road, which do not comply with current guidance.
- 7.15 Such extensions can be damaging to the character of the area if what is proposed does not take into account the careful design of the original building – its front elevation and traditional roof form - and the pattern of neighbouring buildings as a whole. Each proposal is carefully judged on its own design merits, however in general terms alterations should not result in increased visual bulk to the roof. Where a building forms one of a harmoniously composed terrace or group, insensitive alterations can be particularly damaging to the integrity of the host building and the street as a whole. Rooflights inserted insensitively in the front or visible side roofslopes, even when they are flush fitting, also erode character and upset the careful architectural balance of solid to void.

## **Loss of Historic Shop Frontages / Poorly Designed Replacements**

- 7.16 Historic shopfronts in the conservation area do not survive and frontages and No. 84 Castlehaven Road is marred by unsightly fascia, cluttered signage and poorly considered shopfront design.

## **Poor Quality 20th Century Infill Buildings**

- 7.17 There is one 20<sup>th</sup> century infill building (No.28 Castle Road) which is considered to make a positive contribution to the conservation area. However, elsewhere in the conservation area modern development is generally of a poor design quality . In some cases traditional materials (such as brick and render) are used and the new buildings are designed to mimic adjacent historic buildings, but unfortunately resulting in poor replicas and unsuccessful pastiches. In other cases modern, unimaginative design of a bland nature is employed. In most cases neither approach is wholly successful.
- 7.18 No's 36-42 Kelly Street attempt to architecturally reference properties on Kelly Street. In terms of mass, height and proportions they sit well within

the conservation area. However, attempts to emulate the historic form fail to achieve the same quality and visual attraction as the historic buildings as a result of incongruous fenestration and the use of poor quality materials such as cheaper bricks, uPVC windows and use of 'off the peg' details. The poor quality pastiche infill juxtaposed against the 19<sup>th</sup> century building only serves to highlight the difference in quality between the two. In the case of the new Congregational Church and flats, too little weight has been given to form, design and detail and the result is uninspiring, although not entirely negative, given that the scale is appropriate and it is in the shadow of the incongruous telephone exchange which is situated to the east, outside the boundary of the conservation area.

- 7.19 Whether a modern building distinguishes itself by contrast (in terms of materials, form and detail) or seeks to blend with its neighbours, inadequately considered design, cheap materials, and 'off the peg' details (such as windows and doors) often fail to result in a successful infill building which preserves or enhances the character and appearance of the conservation area.

### **Gap Sites**

- 7.20 No's 94 and 96 Castlehaven Road were demolished in the 1980s. A subsequent application for new residential development was approved in 1987 for two dwellings to complete the existing terrace with respect to design and scale. This was never implemented. In 2011 the site has the benefit of a temporary permission for a static caravan and is bordered by a 6 metre timber fence. Appropriate re-development of the site would enhance the conservation area by reinstating a built edge to this part of Castlehaven Road.

### **Positive Change**

- 7.21 Apart from the site identified above, the capacity for new development is low within the area. However, there is scope for incremental enhancement of the area by reinstatement of quality architectural details, reinstating boundary walls and railings and reinstating planted front gardens.
- 7.22 There is an opportunity for public realm improvement, such as the removal of street clutter, and the introduction of appropriately designed signage, only where absolutely required.

### **Assessment of the Boundary**

- 7.23 The conservation area boundary has been assessed and no changes are proposed.

## **8.0 PART TWO - MANAGEMENT STRATEGY**

### **Background**

- 8.1 English Heritage *Guidance on the Management of Conservation Areas* (1995) advises that following an appraisal of the conservation area, a strategy for its management in the mid to long term should be developed to address issues identified through the appraisal.
- 8.2 The Character Appraisal and this associated Management Strategy seek to provide a clear basis for the assessment of proposals and identify an approach to addressing issues that have the potential to impact on the special interest of Kelly Street.
- 8.3 The aims of the Management Strategy are to:
- inform interested parties of how the Council intends to secure the preservation and/or enhancement of the conservation area;
  - set out an approach to consultation on the management of the conservation area;
  - confirm how issues identified through the character appraisal will be tackled;
  - identify specific policy or design guidance that is relevant to the conservation area to support the development control function and those preparing applications for planning permission, listed building consent and conservation area consent;
  - identify areas where the overview provided by the Conservation Area Appraisal suggests that site-specific Development Brief would assist the management of the conservation area and decision-making processes;
  - identify areas that may benefit from specific enhancement proposals should funding become available; and
  - identify the management tools available to the Council through legislation.

### **Policy and Legislation**

- 8.4 The purpose of the Management Strategy is to provide clear, concise proposals for maintaining and enhancing the conservation area. This includes actions and a review framework which address the issues raised in the Appraisal.
- 8.5 The government has introduced a new planning system in which the focus is on flexibility, sustainability, strengthened community and stakeholder involvement. Under the new system Camden has produced a Local Development Framework (LDF), the development of which

included a high level of monitoring and community involvement. This was adopted in 2010.

- 8.6 The LDF comprises the London Borough of Camden Planning policies:
- Development Plan Documents (DPDs): the key document of this type is the *core strategy* which will outline broad strategy for conservation
  - Supplementary Planning Documents (SPDs) that provide further detail and guidance on policies and proposals included in the DPD, and can supplement higher level policy in controlling erosion of the special interest that warrants designation
  - Statement of Community Involvement (SCI)
- 8.7 The Conservation Area Appraisal and Management Strategy are to be adopted and should support the SPD. They will be a material consideration in Planning and Conservation Area Consent applications.

## **9.0 MONITORING AND REVIEW**

### **Monitoring**

- 9.1 The Council will continue to monitor the listed buildings within the conservation area, as well as other buildings, to ensure that they do not become 'at risk'. Action will be taken as necessary to safeguard the listed buildings and their special interest.

### **Review**

- 9.2 The Council is required to undertake a periodic review of the Kelly Street Conservation Area to ensure that the character and appearance is being maintained and protected, to re-evaluate boundaries and see whether there are areas which justify inclusion or whether there are areas which have deteriorated to such an extent that their character and appearance has been lost.
- 9.3 As part of the review process the Council will:
- undertake a visual appraisal;
  - maintain a searchable photographic record of listed buildings within the area on the Council website, ensuring that this is updated as new buildings are added;
  - record the character of streets and areas;
  - maintain and update a record of other aspects of interest within the conservation area including shopfronts of merit and the historic fabric of the public realm; and

- consider current issues impacting on the character and appearance of the conservation area.
- 9.4 As part of the most recent character area appraisal (adopted 23 March 2011), the following has been reviewed: current issues, conservation area boundaries, positive contributors to the conservation area, negative elements and elements of streetscape interest.
- 9.5 A photographic record will be made to accompany the Appraisal and Management Plan to provide a visual benchmark for review of the condition of the conservation area in the future. The survey will have the benefit of:
- capturing a moment in time to support the Appraisal
  - providing the means to review the state of the area accurately and periodically
  - being a potentially useful tool in enforcement action
- 9.6 The survey will be undertaken by the Council and will be available to planning officers. There are currently no plans to make it available to the public.

### **Future Review**

- 9.7 The Council has a duty to review the condition of its conservation areas periodically. The next review of Kelly Street is anticipated in five years from the adoption of this Appraisal and Management Strategy.
- 9.8 The review may involve the designation of new conservation areas, the de-designation of areas that have lost their special character, or changes to the boundaries of existing conservation areas. At that time the Kelly Street Character Appraisal and Management Strategy will be reviewed in the light of changes to the area.

## **10.0 MAINTAINING CHARACTER**

### **General Approach**

- 10.1 The following approach to maintaining the special interest of the Kelly Street Conservation Area will be adopted as part of the strategy for its effective management:
- the Kelly Street Conservation Area Appraisal and Management Strategy will be subject of public consultation and will be periodically reviewed to ensure that these documents remain sufficiently current

to enable its effective management and decision-making on new development within the area;

- the list of buildings and other features which, in addition to those already included on the statutory list, positively contribute to the character or appearance of the conservation area, will be kept under review to aid decision-making and the preparation of proposals;
- applications for development will be determined having regard to the special interest of the conservation area and the specialist advice of conservation officers;
- in accordance with the relevant legislation most applications for development within the conservation area are required to include a Design and Access Statement. This will be required to adequately explain the design approach and context of the proposals and be accompanied by sufficient, accurate drawings of the existing site, its context as well as the proposed development;
- where relevant and possible further supplementary planning documents including design guidance and planning briefs will be produced;
- in undertaking its development control function the Council will ensure that the historic details which are an essential part of the special architectural character of Kelly Street Conservation Area are preserved, repaired and reinstated where appropriate;
- the Council will seek to ensure that the departments responsible for the environment (highways / landscape / planning / conservation and urban design) work in an effective, co-ordinated and consultative manner to ensure that historic interest within the public realm is maintained and enhanced where appropriate; and
- the Council will continue to consult the relevant CAAC and Kelly Street Residents Association on applications which may impact on the special interest of the Kelly Street Conservation Area and seek their inputs in relation to ongoing management issues.

## **11.0 BOUNDARY CHANGES**

11.1 The boundary of the conservation area has been reviewed as part of this study, consideration has been given as to whether there are any areas that should be added into or de-designated from the conservation area.

11.2 There are no proposed boundary changes. The current boundary is considered to still be appropriate, in terms of the retention of relatively intact Victorian terraces and the historical spatial layout of the area.

## **12.0 CURRENT ISSUES**

### **Summary of Issues**

12.1 Whilst some redevelopment of sites has occurred in recent years, the bulk of planning proposals since designation in 1975 have been for residential alterations, extensions, conversions and works to trees.

12.2 Development pressure in the area stems partly from the continued trend for the conversion of former single family dwelling houses, to flats and maisonettes, particularly on Castlehaven Road. This trend has led a number of associated development pressures, some falling within planning control:

- Ground and upper floor rear extensions and loss of rear gardens to hard landscaping
- Demolition of closet wings
- Roof extensions and changes to roof profiles and detail
- Excavation of basement areas for additional accommodation
- Stylistically inaccurate replica railings and window guards on listed buildings on Kelly Street

And others outside of planning control:

- Increased on street parking and pressure for forecourt parking
- Loss of verdant front gardens for parking / hard landscaping
- Loss of front boundary walls; inappropriate replacement walls /fences/railings
- Pressure to fell and lop trees
- Provision of refuse facilities within front gardens
- Elevational alterations and loss of detail
- Loss of boundary railings and damage to railings (often caused by vandalism), stone plinths and iron finials
- Loss of historic windows including fan lights, and ventilation fans in fan lights
- Insensitive window replacements on unlisted buildings
- Clutter due to signage and large hoardings
- Deterioration of historic fabric due to lack of maintenance

12.3 In recognition of these issues survey work and a photographic record was undertaken in 2009/2010 to assess the loss of features and make recommendations to halt erosion in the conservation area. The survey highlighted the issues identified above.

### **Boundary Treatment**

12.4 The survey showed that on Castlehaven Road approximately 50% of original railings have been removed.

12.5 The ironwork is protected by statutory listing in the Kelly Street sub area and is generally in a reasonable state of repair, although some railings, particularly at the east end of Kelly Street are poorly maintained, often due to vandalism. The railings and gate at No.22 have been removed,

breaking up the continuity of the boundary treatment fronting the terrace. Some ironwork finials are missing and there is scope for reinstatement and maintenance.

- 12.6 Whilst the properties on Castlehaven Road maintain their architectural integrity, many are much altered in terms of detailing. Original railings survive only at No. 91,95,101,103 and 111 and reinstatement elsewhere would benefit the appearance of the area.

### **Alterations to Existing Buildings**

- 12.7 Alterations and extensions can have a detrimental impact either cumulatively or individually on the character and appearance of the area.

- 12.8 Examples within the area include:

- 1 Inappropriate external painting of brickwork (not including the painting of stucco).
- 2 The replacement of historic fabric with inappropriate materials or details such as inappropriately detailed or proportioned doors, windows or railings.
- 3 Inappropriate roof level dormer additions- particularly where these interrupt the consistency of a uniform terrace or the prevailing character of a block, or are overly prominent in the street.
- 4 The installation of incongruent architectural features such as brick boundary walls, timber canopies and decorative shutters.
- 5 Inappropriate shopfront elements that are unsympathetic to the proportions and scale of the building or street into which they have been added such as overly large fascias, replacement of historic shopfronts, awning housings affixed to the building exterior, and large box roller shutters.
- 6 Loss of original details such as windows, doors, frontage railings, moulded cornices, surrounds and bootscrapers.
- 7 Inappropriate and excessive signage.

- 12.9 For example, No's 85 and 87 Castlehaven Road in particular have suffered lost features, including cill brackets, iron balconettes, railings, cornicing and have replacement windows. No. 85 has been converted to a shop at ground floor level. Inappropriate canopies have been installed over the doors at No's 87,97,99,113 and 115. Modern shopfronts have been installed on No's 84, 85 and no's 2-4 Kelly Street

### **Changes of Use**

- 12.10 The Kelly Street Conservation Area largely retains its original residential character and few changes of use have occurred over time. The current uniformity of scale on each principal street, lack of division of property



and nature of use contribute significantly to its character. Changes that could impact on the character of the area include:

- Unsympathetic division or amalgamation of buildings to accommodate multiple residential units or a larger use resulting in the interruption of the pattern of the repeated terrace frontages; new basement excavation. Loss of front gardens and boundary railings, and the need for additional plant and servicing.
- Interruption or removal of the pattern of boundary treatments along the frontages or the addition of unsympathetic boundary treatments or gates.
- Loss of street trees and those on private land which contribute to the attractive and serene character of the streetscape.
- Small scale developments within or changes to the public realm.
- Loss of character arising from the loss of independent businesses including offices, corner shops and cafes, which contribute to the intimate character of the area, adding to the seclusion of Kelly Street as a distinctive enclave.

12.11 The increase in the number of mobile phone users is leading to an increased demand by operators for telecommunications equipment. Erection of masts should be avoided where they would be prominent within the Conservation Area or in views from it.

#### **Excavation of Basement Areas for Additional Accommodation**

12.12 Kelly Street Conservation Area has seen limited basement development or excavation of associated lightwells at the front and rear of properties. Basement development can result in a loss of verdant front and rear gardens, which detracts from the consistency of the streetscape and from the serene, leafy character of the rear gardens. Such impact through development will usually be resisted by the Council. Camden Council's *New Basement Development and Extensions to Existing Basement Accommodation* (February 2009) provides further guidance.

#### **Rear and Side Extensions and Loss of Gardens to Hard Landscaping**

12.13 Undeveloped rear and front gardens and private open spaces, particularly at properties where the two principal roads meet, are central to the character and appearance of the Kelly Street Conservation Area, and their preservation is of great importance.

12.14 The conservation area is characterised by significant and well-preserved gaps at the end of terraces or between buildings, providing views through to rear mature gardens. Normally the infilling of these gaps will be resisted. Where side extensions would not result in the loss of an important gap they should be single storey and set back from the front building line.

12.15 Garden settings of buildings should not be compromised by overly large extensions or large areas of hard landscaping. Residents are

encouraged to maintain as much soft landscaping as possible in rear gardens.

### **Roof Extensions and Changes to Roof Profiles and Detail**

- 12.16 Guidance on roof alterations and extensions is contained in Supplementary Planning Guidance *Camden Planning Guidance 2006*. The uniformity created by terraces of largely uninterrupted valley roofs concealed by a strong parapet roof line is a defining characteristic of the Kelly Street Conservation Area. In recent years, due to the increased intensity of residential use, there have been some planning applications to alter roofscapes and insert new dormer windows to the front and rear of buildings in the conservation area. Notably No's 107 -113 Castlehaven Road have mansard roof and dormer windows/rooflights which are dominant and overbearing features in the roofscape. Current issues and possible future threats to the conservation area are:
- Inappropriate roof level extensions - particularly where these interrupt the consistency of a uniform terrace or the prevailing scale and character of a block, are overly prominent in the street;
  - Satellite dishes and aerials and solar panels (none of which are prevalent at roof level in the conservation area in 2010).
- 12.17 Policy CS14 of the Local Development Framework Core Strategy (LDF) states that the Council will require development of the highest standard of design which responds to its context and will seek to preserve and enhance Camden's heritage assets, including conservation areas and listed buildings. The Kelly Street sub-area is entirely comprised of listed buildings, the continuous roofline of which is a defining feature of the conservation area. In this area any alterations or extensions to the roofscape will be resisted, in line with part f) of Policy D25 of the Development Policies document, which states that the Council will only grant consent for alterations and extensions to a listed building where it considers this would not harm the special interest of the building.
- 12.18 Within the Castlehaven Road sub-area, roof alterations and extensions to existing buildings should be carefully considered. Extensions and new dormers should be subordinate to the existing building and not detract from its character by becoming over-dominant. Consideration should be given to the Camden Planning Guidelines (2006) and part b) of Policy D25 of the Development Plan Policies of the LDF, which states that within conservation areas development will only be permitted that preserves and enhances the character and appearance of the conservation area.
- 12.19 Extensions can be damaging to the character of the area if what is proposed does not take into account the careful design of the original

building – its front elevation and traditional roof form - and the pattern of neighbouring buildings as a whole. Each proposal is carefully judged on its own design merits, however in general terms alterations should not result in increased visual bulk to the roof. Where a building forms one of a harmoniously composed terrace or group, insensitive alterations can be particularly damaging to the integrity of the host building and the street as a whole. Rooflights inserted into the front or visible side roofslope, even when they are flush fitting, also erode character and upset the careful balance of solid to void (window openings) on the principal elevation.

### **Poor Quality 20th Century Buildings**

- 12.20 Modern development within the conservation area is generally of a poor quality in terms of design. In some cases traditional materials (brick, render) are used and the new buildings are designed to mimic adjacent historic buildings, in other cases modern, unimaginative design is employed. In most cases neither approach is wholly successful. Whether a modern building distinguishes itself by difference (in materials, form, detail) or seeks to blend with its neighbours, inadequately considered design, cheap materials, and ‘off the peg’ details (e.g. windows, doors) often fail to result in a successful infill building which preserves or enhances the character and appearance of the conservation area.
- 12.21 Change will be managed in the future by ensuring high quality design, in line with Policy DP24 of the LDF Development Policies document. This seeks to secure high quality design with an expectation that all development will consider context, setting and form and scale, the character and proportions of existing buildings and require the use quality materials. Policy D25 states that conservation area appraisals and management plans will be taken into account when assessing applications in conservation areas; thus ensuring the creation of development which responds to its context and therefore maintains the character and appearance of the conservation area. For example, within the Kelly Street Conservation Area, particular characteristics such as the prevalence of continuous rooflines and uniform boundary treatments should be considered.

### **Gap Sites**

- 12.22 Nos. 94 and 96 Castlehaven Road were demolished in the 1980s. A subsequent bid for new residential development was approved in 1987 for two dwellings to complete the existing terrace with respect to design and scale. This was never implemented. In 2011 the site has the benefit of a temporary permission as a caravan site and is bordered by a 6 metre timber fence. There is an opportunity for appropriate re-development of the site which responds creatively to its site and context.

The design and layout of any new development should take into account the pattern and size of adjacent blocks, plot sizes, gardens and the scale and form of the properties on Castlehaven Road and Kelly Street.

### **Enhancement Schemes for the Public Realm**

12.23 The survey has identified loss of original/interesting streetscape elements, for example;

- Unsympathetic surfacing materials;
- Clutter of street furniture, unnecessary new bollards etc; and
- General visual clutter from excessive signage (i.e. traffic signage). Telecommunications

12.24 The streetscape survey has identified that while historic street furniture and granite curbs survive, there is an absence of historic pavement surfaces and, on Castlehaven Road, period style street lighting. Visual clutter is also evident as a result of excessive signage including advertising hoardings, large fascia signs, banner signage and estate agents boards. The bottle bank at the end of Kelly Street is in a prominent position in the conservation area, dominating views into and out of Kelly Street. Its location could be re-considered outside of the conservation area. Alternatively its impact on the appearance of the conservation area would be softened by appropriate screening, in conjunction with upgrading of the hard landscaped area on the boundary of the conservation area to the north.

### **Economic and Regeneration Strategy – Grants and Investment**

12.25 English Heritage and the Heritage Lottery Fund run grant schemes for historic areas in partnership with local authorities. There are currently no such schemes proposed or considered for Kelly Street.

12.26 English Heritage has undertaken research – *The Heritage Dividend* – (2004) showing that public and private investment into conservation areas brings financial rewards as well as environmental and social benefits. More information is available on its website.

## **13.0 MANAGEMENT OF CHANGE**

### **Investment and Maintenance**

13.1 The appraisal has indicated that the character of the Kelly Street Conservation Area is generally of a high standard. However, potential

threats include deterioration of the built fabric arising from neglect and lack of maintenance of buildings.

- 13.2 The quality of the public realm and particularly the pedestrian and amenity spaces can make an important contribution to the character of the area. The quality of these spaces can be adversely affected by a range of factors including the proliferation of visual clutter (e.g. signage, posts, bollards), inappropriate surfacing, covering/removal of historic surfacing.
- 13.3 The Council will seek to ensure that its own 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 through the streetscape manual and internal consultation.

### **Listed Buildings**

- 13.4 Within Kelly Street Conservation Area there is a high proportion of buildings which because of their special architectural or historic interest are protected by statutory listing. They form an integral important part of the historic quality and character of the area.
- 13.5 To check if a property is listed please see the plan at Appendix 8 and the Council's website. For advice on listed buildings please see the following websites: [www.camden.gov.uk/planning/listed-buildings](http://www.camden.gov.uk/planning/listed-buildings) [www.helm.org.uk](http://www.helm.org.uk) , [www.english-heritage.org.uk](http://www.english-heritage.org.uk)
- 13.6 Listed Building Consent is likely to be required for works which alter the fabric, layout or appearance of a listed building, internally or externally. Application forms and guidance can be obtained from the Council's website.

### **Maintenance and Repair of Listed Buildings**

- 13.7 None of the buildings in the conservation area are identified as being at risk on the 2010 Buildings at Risk Register
- 13.8 The Council will keep the condition of properties under review to inform English Heritage of any that may need to be added to the Register.
- 13.9 Owners will be encouraged to maintain their buildings regularly to ensure their condition is improved or appropriately and adequately maintained so that important historic buildings and their architectural features are preserved.
- 13.10 The Council will support owners by providing advice and links to available resources provided by other organisations on its website.

- 13.11 Owners will be encouraged to keep listed buildings occupied and in an appropriate use. The most appropriate use will be to retain a listed building in its original use. Other uses may be considered if it can be demonstrated that the original use cannot be viably maintained and any other more sympathetic uses are unviable. Most new uses will require planning permission.

### **Listed Building Enforcement Powers**

- 13.12 Listed building enforcement powers will be used to secure essential urgent works or repairs to secure the preservation of the building.
- 13.13 In the most extreme cases of deliberate neglect of listed buildings the Council will exercise its powers to undertake the work at the owner's cost or compulsorily purchase the property ensuring that there is provision for the subsequent repair of the building.

### **Unlisted Buildings**

- 13.14 The majority of the buildings within the conservation area are statutorily listed. There are some unlisted buildings in the Kelly Street Conservation Area that have been subject to inappropriate changes. Planning permission may be required for minor developments that may alter the character or special interest of the conservation area – to find out if planning permission is required contact the Council's Duty Planner on 020 7974 5613.
- 13.15 The demolition of unlisted buildings within the conservation area will be resisted. Investment in, maintenance of and re-use of all buildings within the conservation area will be encouraged to help ensure the preservation of its special character and appearance.
- 13.16 The following measures will be considered to stimulate maintenance and care of unlisted buildings:
- Information on the importance of regular maintenance and sources of advice on these matters will be added to the Council's website;
  - Initiatives that will enhance the character or appearance of Kelly Street Conservation Area will be encouraged;
  - Information on current funding sources will be provided and if appropriate the Council will apply for funding through special schemes; and
  - The Council will keep under review the condition of buildings and consider, in conjunction with English Heritage and the Secretary of State for Culture, Media and Sport, whether any urgent works notices should be served to secure emergency or immediate repairs to arrest deterioration of any unoccupied parts of unlisted buildings.

## **Control over New Development**

- 13.17 Development proposals must preserve or enhance the character and appearance of the Kelly Street Conservation Area. This requirement applies equally to developments which are outside the Conservation Area but would affect its setting or views into or out of the area. This is particularly pertinent because of the size of the conservation area, it being a small area. Development close to the boundary can be immediately very obvious, impacting on the setting of the conservation area.
- 13.18 High quality design and high quality execution will be required of all new development at all scales. It will be important that applications contain sufficient information to enable the Council assess the proposals.
- 13.19 Proposals which seek to redevelop those buildings that are considered to have a negative impact on the special character or the appearance of the conservation area with appropriate new development will be encouraged.
- 13.20 It is clear from the Conservation Area Appraisal that the area has a well established residential character and there is little pressure for major redevelopment or large scale new development across Kelly Street Conservation Area.
- 13.21 Should redevelopment of the site at 96 Castlehaven Road become possible appropriate development in a form that responded sensitively to the scale and character of the conservation area would be encouraged. Redevelopment of the Telephone Exchange site, within the setting of the conservation area, would also be seen as an opportunity to enhance the conservation area. All development should respect existing features such as building lines, roof lines, elevational design, and where appropriate, architectural characteristics, detailing, profile, and materials of adjoining buildings.
- 13.22 Any further pressure towards new development is likely to be on a small scale from individual property owners wishing to make additions or alterations to their properties, grounds and boundary treatments or from changes of use or subdivision of villas.
- 13.23 These can be categorised as follows:
- a range of small scale change that can, cumulatively, have a significant impact on the character of an area (e.g. roof extensions; rear extensions, satellite dishes and aerials, removal of trees);
  - changes of use; and
  - subdivision/amalgamation of properties. The division or amalgamation of single dwelling houses in the Kelly Street sub area would necessitate internal and external alterations resulting in unacceptable alterations to the architectural form of the listed buildings and will be resisted. In the Castlehaven Road sub-area,

pressure created by residential intensification (such as extensions, alterations to existing boundary treatments and the need for additional metre boxes and refuse storage) will be a consideration in terms of potential impact on the character and appearance of the conservation area.

- 13.24 New development which involves the loss of existing buildings which make a positive contribution to the character and appearance of the conservation area is unlikely to be supported by the Council. To secure appropriate new development the Council has adopted a number of detailed policies with which development will need to comply. An appropriate level of information will also be required as part of the application submission, to enable the Council to determine the effect of any development proposal on the character or appearance of the conservation area.

### **Design and Access Statements**

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

### **Preservation of Original Features**

- 13.26 The appearance of all buildings of historic interest (listed and unlisted) within the conservation area is harmed by the removal or loss of original architectural features and the use of inappropriate materials. The buildings and railings within the Kelly Street sub area are protected by statutory listing. For example, the loss of original joinery, sash windows, porches and front doors can have considerable negative impact on the appearance of a historic building and the area. Insensitive re-pointing, painting or inappropriate render will harm the appearance and the long-term durability of historic brickwork.
- 13.27 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.

### **Sub-division of Houses**

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



- 13.29 The creation of additional units in the roof space or through the excavation of a basement area will not therefore normally be acceptable where it is demonstrated that such works would cause harm to the character or appearance of the area.

### **Excavation Of Basement Areas For Additional Accommodation**

- 13.30 Just as overly large extensions above the ground level can dominate a building, contributing to the over-development of a site, an extension below ground can be of an inappropriate scale to the host property and to its neighbours, as well as impacting on immediate and neighbouring garden setting. The Council will resist this type of development where it is considered to harm the character or appearance of the conservation area.
- 13.31 With respect to the listed buildings in the conservation area, new basement development or extensions to existing basement accommodation will require listed building consent, even if planning permission is not required. The acceptability of a basement extension to a listed building will be assessed on a case by case basis, taking into account the individual features of the building, its special interest and its structural integrity. Applicants should contact the Council's Conservation and Urban Design team at the earliest opportunity to discuss the proposal. Further guidance is contained in the Council's Guidance Note *New Basement Development and Extensions to Existing Basement Accommodation (2009)*
- 13.32 There are a number of factors that would mean basement development would be overdevelopment. These include, for example, harm caused to any trees on or adjoining the site, where the development would restrict future planting and mature development of trees typical to the area, and any impact to the water environment. The visual impact of the development both at the front and rear of the property is also a key consideration and lightwells, sunken courtyards, skylights and stepped planting schemes can significantly detract from the attractive amenity of the remaining garden and views from neighbouring properties. The permissible size of a basement development will therefore be guided by the characteristics of the site, its surroundings and the pattern of developed to undeveloped land in the area.
- 13.33 Basement development that is modest in size such that it does not extend beyond the footprint of the original building and is no deeper than one full storey below ground level (approximately 3 metres in depth) is often the most appropriate way to extend a building below ground, provided that the internal environment is fit for the intended purpose, and there is no impact to any trees on or adjoining the site, to the water

environment, or to the visual amenity of the remaining garden and views from neighbouring properties.

- 13.34 Proposals for basement development that take up the whole front and / or rear garden of a property are not acceptable. The great majority of the garden should always be left unexcavated in a basement development so that there is no impact on the amenity or biodiversity of the garden. It is also important to ensure that large areas are left undeveloped between the site boundaries and any basement construction to enable natural processes to occur and for vegetation to grow naturally. These areas should be wide enough to sustain the growth and mature development of the characteristic tree species and vegetation of the area.
- 13.35 The Council will ensure that gardens maintain their biodiversity function for flora and fauna and that they are capable of continuing to contribute to the landscape character of an area so that this can be preserved and enhanced. Where there are trees on or adjacent to the site, including any street trees, an arboricultural report will be required with the submission of a planning application.
- 13.36 The creation of new lightwells can harm the relationship between the building and the wider streetscape, as well as resulting in the loss of garden space. Railings around lightwells can cause a cluttered appearance to the front of the property. The inclusion of rooflights designed within the landscaping of a front garden can result in light spill from these subterranean rooms and harm the character of a building's garden setting.
- 13.37 When considering applications for basement extensions within the conservation area, the Council will also need to be satisfied that effective measures will be taken during demolition and construction works to ensure the stability of the building and neighbouring properties.
- 13.38 To check whether planning permission is required for basement works, please visit the Council's website at [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning) and refer to the Council's New Basement Development and Extensions to Basement Accommodation Guidance Note (February 2009). Alternatively, please contact the Council's Duty Planner on tel. 020 7974 5613.

## **Roof Extensions and Changes to Roof Profiles and Detail**

### *Roof Alterations*

- 13.39 Proposals which alter existing roof profiles will generally be resisted unless to replace unsightly later additions with less visually disruptive alternatives. Uncharacteristic roof forms will be unacceptable.

- 13.40 Architecturally interesting roof features such as ridge tiles, turrets, decorated gables, chimney stacks and pots should always be retained.
- 13.41 Recessed roof terraces to the front or side slopes are normally unacceptable.
- 13.42 Recessed roof terraces may be allowed to the rear roof slope in line with CPG. Raising the roof ridge and / or changing the roof pitch to the front, side or rear slopes may be feasible in the Castlehaven sub-area, if carefully designed, subject to impact on the character and appearance of the conservation area. Any alteration or extension to the roofline is unlikely to be acceptable in the Kelly Street sub area.
- 13.43 Conversion of the roofspace will not be permitted if this involves the formation of a separate unit. Generally, such a conversion will only be allowed if it is in conjunction with the flat or house below, providing additional habitable floorspace for that lower unit. Notwithstanding this, where the proposal is for the conversion of the whole house, the Council will still expect family flats to be provided with direct garden access wherever possible.

#### *Dormer Windows and Roof Lights*

- 13.44 Proposal for dormers on unlisted buildings within the conservation area will be considered on their own merit and subject to Camden Planning Guidance 2006 (CPG - in some cases they may not be acceptable due to the impact on the design of the roof, the host building and the surrounding properties. Particular care is needed to ensure sensitive and unobtrusive design to visible roof slopes or where roofs are prominent in long distance views.
- 13.45 Roof lights on unlisted buildings may be considered acceptable if fitted flush with the roof and located on the rear roofslope of unlisted buildings. The individual merits of each proposal will be considered in relation to their impact on the character and appearance of the conservation area.

#### **Rear Extensions and Loss of Rear Gardens to Hard Landscaping**

- 13.46 There are many attractive, historic rear elevations in the conservation area, visible both from neighbouring gardens and often in long views (e.g. across the private amenity spaces). As such alterations and extensions to the rear elevations of buildings in the conservation area should respect the historic pattern of development, and preserve the character and historic features of existing buildings. A large number of rear elevations are visible from gardens to the rear of properties and the impact of development on these will be carefully considered.
- 13.47 Development which results in the loss of private open spaces is unlikely to be acceptable due to the positive contribution of these spaces to the character and appearance of the conservation area. Any development of rear garden spaces should not detract from the general feeling of

openness, and should ensure that most of the existing garden space is retained.

- 13.48 Particular care should be taken when considering development within rear gardens in prominent positions, for example those on corner sites, or adjoining communal amenity spaces, where the visual impact of a proposal may be greater.

### **Front Garden Spaces**

- 13.49 Loss of front garden spaces can significantly detract from the appearance of the area and further harm is caused by the paving over of green spaces, loss of boundary walls and hedges, the erection of inappropriate walls, railings and gates and the visual intrusion of the cars themselves parked within the former garden. Unfortunately a significant number of gardens and boundary treatments have been removed in the area, making the retention of those surviving, and the reinstatement of those lost, a high priority.
- 13.50 Where front refuse bin stores are considered necessary, great care should be taken to ensure that the store is located sensitively. This would include concealment by existing boundary walls and planting, the use of sensitive materials (reclaimed brick or timber) and siting away from the main frontage of the building.

### **Front Boundaries**

- 13.51 The ironwork along the frontages is an important facet of the character of the entire conservation area. The Council will resist the loss of original boundary treatments and the iron and wooden elements and planted greenery associated with them.

### **Car parking cross-overs**

- 13.52 Where Planning Permission or Conservation Area Consent is required, approval for a cross over is also required from the Council's Highways Department. Hardstandings to the front of buildings are only permitted development (development not requiring planning permission) where they are less than 5 square metres in area. Hardstandings to the front of buildings that are over 5 square metres are only permitted development where they are constructed of porous materials or provision is made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.

### **Introduction of New Services**

- 13.53 Prominent external telecommunications apparatus and electrical equipment, including cable runs, satellite dishes and inappropriate light

fittings and security systems, can harm the appearance of an historic building. Efforts should be made to find discrete solutions appropriate to the character of the area. Guidance on the installation of telecommunication equipment including mobile phone masts, satellite dishes and aerials can be found in the Camden Supplementary Design Guide or by contacting the Planning Services above.

- 13.54 Fire escapes should be located internally. If external means of escape cannot be avoided they should be located in a position that does not detract from the appearance of the conservation area. If they any element is visible from the public realm particular attention will need to be paid to the materials, colour and detailing.

### **Changes of Use**

- 13.55 The Council will keep under review changes of use to see whether particular policies are required to protect the character of the area.

### **Demolition of Buildings**

- 13.56 Demolition of a listed building, whether total or of parts of the building, requires Listed Building Consent.
- 13.57 The total or substantial demolition of an unlisted building in a conservation area requires conservation area consent. In accordance with relevant Government guidance, the Council will normally expect all buildings that make a positive contribution to the character or appearance of the conservation area to be retained. Any proposals for the demolition of an unlisted building would need to be fully and robustly justified in terms of the requirements set out in PPS5.
- 13.58 The Council would need to be convinced of any case for demolition.
- 13.59 Demolition of a building is unlikely to be permitted without an appropriate redevelopment scheme and some certainty that this would be implemented.
- 13.60 Walls, gates and fences in conservation areas are also protected from demolition where they exceed 1m fronting a highway or 2m elsewhere.

### **Control of Advertisements**

- 13.61 The predominantly residential character of the conservation area offers limited scope or necessity for the installation of a wide range of signage. Any large scale signage, particularly illuminated signage, would be entirely inappropriate and would certainly require advertisement consent.

A proliferation of signage, even of an appropriate design, could harm the character of the conservation area.

- 13.62 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 at the present time but this will be kept under review.

### **Development Briefs and Design Guidance**

- 13.63 The Conservation Area Appraisal has not identified any sites that would be appropriate for large scale new development and so the need for development briefs for individual sites is distinctly limited.
- 13.64 Where any development proposals were to come forward, developers will be encouraged to work with the Council to prepare development briefs appropriate for the conservation area.
- 13.65 A range of guidance on development control issues is set out within the Camden Planning Guide (adopted December 2006) and should be considered by applicants and their advisors. This is available on the Council's website and will be applied in decision-making when appropriate.
- 13.66 Other guidance includes guidance on sustainable development in conservation areas which can be found on the Council website. Further guidance in relation to listed buildings and their repair and maintenance is available from English Heritage and organisation such as The Victorian Society.
- 13.67 The Council will seek to maintain and update specific design guidance.

### **Public Realm Strategy**

- 13.68 The appraisal has identified elements of historic streetscape interest within the conservation area. These include granite kerbs and York paving stones and slabs, cast iron bollards and other increasingly rare examples of historic street furniture add interest and character to the public realm within the conservation area. It should be borne in mind that these lists may not be exhaustive and in any streetscape proposals consideration should be given to the value and retention of any elements of historic streetscape interest.
- 13.69 The Council has produced the Streetscape Design Manual to raise the standard of street works consistently throughout the Borough. Reference

should be made to this document and consultation with conservation officers undertaken.

- 13.70 The planning authority will seek to encourage improvements to the public realm including the reduction of street clutter and improved street lamps, wayfinding and signage design. Information and advice can be found in the Council's Streetscape Design Manual. English Heritage guidance 'Streets for All' should also be reviewed.

### **Satellite Dishes**

- 13.71 Satellite dishes are unacceptable where they are on a main facade, in a prominent position or visible from the street. The smallest practical size should be chosen with the dish kept to the rear of the property, or below the ridge line and out of sight at roof level. Planning permission is usually required.

### **Landscape Elements**

- 13.72 Advice on street trees can be found at [www.camden.gov.uk/streetscape](http://www.camden.gov.uk/streetscape)
- 13.73 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.

### **Enforcement**

- 13.74 In addition to listed building enforcement powers, 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 conservation area.
- 13.75 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).
- 13.76 The Council will, if necessary, utilise powers under sections 214 and 215 of the Town and Country Planning Act 1990 to ensure that appropriate action is taken against sites that detract from the amenity of the Conservation Area.
- 13.77 The Council will consider the efficacy of using Completion Notices to secure the completion of any unfinished works which are impacting on the area's appearance.

## **Trees, Green Spaces and Biodiversity Strategy**

- 13.78 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)
- 13.79 Many trees within the conservation area have statutory protection through Tree Preservation Orders (TPOs). Additionally any tree within the conservation area over 75mm diameter that is not covered by a TPO is still protected and anyone proposing to cut down, top or lop a tree is required to give six weeks' notice to the Council.
- 13.80 Camden's Tree Officers within the Conservation and Urban Design Team can advise on all aspects of trees on private property within the Kelly Street Conservation Area.
- 13.81 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 [urban.design@camden.gov.uk](mailto:urban.design@camden.gov.uk)
- 13.82 If building or excavation works are proposed to a property in the conservation area, consideration should also be given to the existence of trees on or adjacent to a site, including street trees and the required root protection zones of these trees. Where there are trees on or adjacent to the site, including any street trees, an arboriculture report will be required with the submission of a planning application. This should provide a statement in relation to the measures to be adopted during construction works to protect any trees on or adjoining the site and justification for any trees to be felled. Further guidance is provided in BS5837:2005 'A guide for trees in relation to construction', or by contacting the Council's Tree Officer on 020 7974 5616.
- 13.83 The general canopy/tree character of the conservation area is largely formed of continuous bands of trees spanning rear gardens with intermittent tree cover in front gardens. The general level of tree cover in the conservation area is relatively high and comprised of a wide range of sizes and species. Trees in front gardens provide a very important landscape and streetscape function and this is especially true where street trees are not present. Vistas/views down tree lined streets often provide continuity within the streetscape with varying colours and textures. These important landscape features of the conservation area require both protection and enhancement where possible.
- 13.84 Views along rear garden vistas and into areas of dense tree cover are characteristic of the conservation area and should be protected. Views of mature trees between buildings from the public highway provide a sense



of space and openness and give the impression of properties with large rear gardens.

- 13.85 Damage to pavements is sometimes caused by root growth, and the canopies need periodically to be pollarded. This is a matter of ongoing monitoring and maintenance in order to preserve the leafy character of the side streets.
- 13.86 As trees die, replacement with varieties that encourage biodiversity and minimising root damage is to be encouraged while maintaining the overall character.
- 13.87 All new development should have a high standard of external space which should respect the character of the conservation area.
- 13.88 The Town and Country Planning Act 1990 (as amended) makes special provision for trees in conservation areas which are not the subject of a Tree Preservation Order (TPO). Under section 211 anyone proposing to cut down or carry out work on a tree in a conservation area is required to give the local planning authority (LPA) six weeks prior notice. The purpose of this requirement is to give the LPA an opportunity to consider whether a TPO should be made in respect of the trees. In the case of trees covered by a TPO, a standard form must be submitted to the LPA. Anyone who cuts down, uproots, lops, tops, wilfully destroys or wilfully damages a tree in a conservation area or a tree covered by a TPO without prior Council consent is guilty of an offence and if convicted in a Magistrate's Court could be liable for a fine. Please contact the Tree and Landscape Team for more information on 020 7974 5616.
- 13.89 The Council would generally resist the removal of trees within the conservation area unless they were dead/dying/dangerous, causing damage to buildings or not considered to be of visual or wildlife importance. The unsympathetic pruning of tree would also be resisted and the pruning of trees which have developed a natural and attractive shape and form should be preserved and protected, and any application to reduce these trees will be resisted.
- 13.90 Where tree works are required in order to mitigate the effects of perceived subsidence, supporting evidence to demonstrate the tree's involvement is required with any application.
- 13.91 Loss of front gardens and boundary treatment (hedges and brick walls) is detrimental to the character of the streetscape and conservation area in general. This is generally as a result of the provision of off street parking or to pave over the front garden to reduce maintenance. Front gardens are very important not just for aesthetic reasons, but also for biodiversity, sustainable drainage and to reduce the heat island effect. Planning permission is now required for the paving over of more than 5 square metres of front garden.

## **14.0 OTHER ISSUES**

- 14.1 There are a number of issues that the Council may wish to consider in relation to the management of the conservation area.

### **Promoting Design Quality**

- 14.2 The Council will ensure continued consultation with the local Conservation Area Advisory Committee and other local interest groups.
- 14.3 Design awards and environment champions will be used by the Council to encourage high quality design.

### **Consideration of Resources to Sustain the Historic Environment**

- 14.4 London Borough of Camden has a team of conservation officers and landscape officers that support the aims of the designation of the area and give advice and assistance to the public.
- 14.5 Camden Council has an elected Heritage Champion to promote heritage issues.
- 14.6 The Conservation Area Advisory Committee is run on a voluntary basis and receives no funding from the Council.

### **Procedures to Ensure Consistent Decision Making**

- 14.7 The Council requires high quality applications for works in the conservation area; therefore, applicants need to:
- i) ascertain where planning permission or conservation area consent is required for alteration and demolition
  - ii) ascertain what is significant about the space/ feature/ building
  - iii) understand the relevant policies and guidance
  - iv) show what effect the proposal will have on the space/ feature/ building – this may require an historic environment impact assessment
  - v) illustrate the effect of the proposals on the local context – this may entail perspectives or visually verifiable montages
- 14.8 The Council has strict procedures to ensure that applications will only be validated where there is sufficient information to assess the proposals.
- 14.9 It is recommended that applicants consult the duty planner prior to application.
- 14.10 Planning applications will be determined in accordance with local guidance (Camden's Planning Guidance and the Conservation Area

Appraisal), local policy (London Borough of Camden's Unitary Development Plan, to be superseded by the Local Development Framework), and national policy (The London Plan).

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

## **15.0 COMMUNITY INVOLVEMENT**

15.1 Community involvement is encouraged in order to:

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

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

### **English Heritage**

15.3 Camden has a statutory duty to publish proposals for the enhancement of the Conservation Area. If you wish to become involved or find out more please contact Camden Council's Conservation and Urban Design Team.

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

## **16.0 GUIDANCE**

### **Information**

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

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

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

16.4 English Heritage has many useful publications, all available on their website including:

Heritage at Risk  
Register and guidance  
Campaign for Conservation Areas  
Streets For All

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

## **17.0 Contacts**

Camden  
Urban Design and Renewal  
Town Hall Extension  
Argyle Street  
London  
WC1H 8ND

tel 020 7278 4444  
[www.camden.gov.uk](http://www.camden.gov.uk)  
email [urban.design@camden.gov.uk](mailto:urban.design@camden.gov.uk)

English Heritage  
London Office  
1 Waterhouse Square  
138-142 Holborn  
London  
EC1N 2ST

tel 020 7973 3000  
web [www.english-heritage.org.uk](http://www.english-heritage.org.uk)  
email [london@english-heritage.org.uk](mailto:london@english-heritage.org.uk)

Victorian Society  
1 Priory Gardens  
LONDON  
W4 1TT

tel 020 8994 1019  
web [www.victoriansociety.org.uk](http://www.victoriansociety.org.uk)

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

Twentieth Century Society  
79 Cowcross Street  
London  
EC1M 6EJ

tel 020 7250 3857  
web [www.c20society.org.uk](http://www.c20society.org.uk)  
email [caseworker@c20society.org.uk](mailto:caseworker@c20society.org.uk)

CABE  
1 Kemble Street  
London  
WC2B 4AN

tel 020 7070 6700  
web [www.cabe.org.uk](http://www.cabe.org.uk)  
email [info@cabe.org.uk](mailto:info@cabe.org.uk)

The Planning Portal

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

## 18.0 Bibliography and References

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Girling, Brian, *Images of England- Holborn, Bloomsbury and Clerkenwell*, Tempus Publishing Ltd (1999)

London County Council, *Survey of London*, Vol XXIV, 1952

London County Council, *Survey of London*, Vol XXI: *Tottenham Court road and Neighbourhood (Parish of St Pancras)*, 1949

Richardson, John, *History of Camden- Hampstead, Holborn & St Pancras*, Historical Publications Limited/ LB Camden (1999)

Summerson, John, *Georgian London*  
Woodford, Peter F., *Streets of Bloomsbury and Fitzrovia*

A History of CAMDEN, Hampstead, Holborn and St Pancras,  
John Richardson, Historical Publications 1999

## **Appendix 1: Built Heritage Audit**

### ***Listed Buildings***

#### *Grade II*

Kelly Street	1-49 (odd), 51, 8-34 (even)
Castlehaven Road	98

### ***Positive Contributors***

Kelly Street	2-6 (even)
Castlehaven Road Nos.	86-92 (even), 85-117 (odd),
Castle Road	28

### ***Neutral***

Kelly Street	Congregational Church and Flats 36-42 (even)
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### ***Detractors***

Castlehaven Road	96
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### ***Streetscape Elements***

#### **Sub Area One: Kelly Street**

Positive	Replica cast iron streetlights Three cast iron rectangular sectioned obelisk bollards Mature whitebeam and other trees Traditional replacement cast iron enclosure railings with distinctive finials Original cast iron window guards Brightly painted stucco facades Planters and window boxes
Neutral	Rubbish bins

Negative Telephone poles  
Roof antennae  
Bottle bank  
High timber fences

**Sub Area Two: Castlehaven Road**

Positive Cast iron rectangular sectioned obelisk bollards  
Original cast iron railings and gates

Neutral Modern streetlight standards

Negative Bottle bank  
High timber fences