

Conservation Comments 1

GLA case reference number: 2023/0835/P2f

100 Chalk Farm Road

London Borough of Camden

Case Officer: [REDACTED]
Conservation Officer: [REDACTED]
Site Address: 100 Chalk Farm Road, London NW1 8EH
Application Stage: Pre-Application
Meeting Date: 24th January 2024
Comments Date: 6th February 2024

Proposal Description

Redevelopment of the site to provide Purpose Built Student Accommodation (PBSA), affordable housing (Use Class C3) and commercial workspace.

Legislation, policy and guidance

The Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a statutory duty on local authorities to have special regard and attention to preserving listed buildings, including their settings, and to preserving or enhancing the character and appearance of Conservation Areas. The NPPF makes clear that when considering the impact of a scheme, any conflict with a heritage asset's conservation should be avoided or minimised (Para 201). Para 205 and caselaw indicate that great weight should be given to a heritage asset's conservation. Harm should be clearly and convincingly justified and, if less than substantial, weighed against any public benefits (Para 206 and 208).

London Plan Policy HC1 Heritage conservation and growth requires development proposals to conserve significance by being sympathetic to the assets' significance and appreciation within their surroundings and avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process. London Plan Policy D3 Optimising site capacity through the design-led approach requires development proposals to respond to the existing character of a place and respect, enhance and utilise the heritage assets that contribute towards local character.

In relation to tall buildings, London Plan Policy D9 C 1) b) requires development proposals to take account of and avoid harm to London's heritage assets and their settings and requires clear and convincing justification for any harm, and demonstration that alternatives have been explored and that clear public benefits outweigh that harm.

Significance of the buildings and area

GREATER LONDON AUTHORITY

The site is within the Regents Canal Conservation Area. The existing building on site dates from 1973 to 1975 and was designed by Richard Seifert as recording studios and offices. There is therefore some interest since Seifert is an interesting architect with some of his work listed and the recording studios have historically hosted famous bands, including ACDC. However, it was stated at the meeting that Historic England have previously issued a Certificate of Immunity from Listing for the building. It is also noted that the building has been altered, does not appear to be Seifert's best work, and detracts from the setting of The Roundhouse.

The site historically formed part of a large railway/canal/road interchange and goods yard, built for the LNWR in the 1840s, parts of which survive. The site is within the setting of the following designated heritage assets:

- The Roundhouse, listed Grade II*; originally a locomotive turning and storing shed from 1846-7 by Robert B Dockray for the LNWR. Later used as a gin warehouse and then converted to a theatre in 1967 and 1985 and now in use as a live music venue.
- Cattle Trough, listed Grade II and on the Heritage at Risk Register.
- Drinking Fountain set into the wall next to The Roundhouse, listed Grade II.
- Horse Hospital, listed Grade II*.
- Stanley Sidings, Stables to the East of the Bonded Warehouse, listed Grade II.
- Chalk Farm Underground Station, listed Grade II.
- Harmood Street Conservation Area.

Conservation Advice: Procedural Matters

- Please provide a copy of the lapsed Certificate of Immunity from Listing.
- GLA officers request that the VuCity model be shared.
- The attention of applicants is drawn to the GLA's *Practice Note: Heritage Impact Assessments and the setting of heritage assets*, which sets out the GLA's approach in relation to HIAs, TVIAs and AVRs. This can be found at: <https://www.london.gov.uk/programmes-strategies/planning/implementing-london-plan/london-plan-guidance>

Conservation Advice: Substantial Matters

The demolition of the existing building on site is likely to be acceptable in the context of an otherwise acceptable scheme.

This part of Chalk Farm Road includes substantial parts of the former boundary wall of the goods yard. This wall is not considered by the LPA to be curtilage listed. The wall is within the conservation area and has some significance as a characteristic and historic enclosure to a once secure site. The full demolition of the wall, as proposed, will cause harm to the conservation area, although there may be good practical and urban design reasons for its removal. It is noted that reuse of the bricks is proposed and indication of its former location in hard landscaping through a line of brickwork in the pavement and this is supported. Part of the wall is shown as being retained and this is supported, although it is noted that this is not on this applicants' land.

Further consideration should be given to the proposals for the cattle trough, which is in poor condition and is on the Heritage at Risk Register. Its present location was stated to be the original but this should be demonstrated in the Heritage Statement

GREATER LONDON AUTHORITY

using map regression. Options should be explored including provision of a public drinking fountain as part of the cattle trough, reuse as a small ornamental pond with fountain within the landscaping or (less preferred) a public bench. More generally the retention, reuse and reinstatement of historic hard landscaping is supported in conservation terms.

The proposed buildings were formerly of 6, 9 and 13 storeys. This has been revised to 6, 9, 10 and 12 storeys. This slight reduction in height of the tallest element and relocation of the mass is supported. Unusually, three of the four buildings are proposed in a cylindrical form, with a circular plan. This is an interesting and successful response to the challenge of building adjacent to The Roundhouse, which is a challenging building to neighbour, given its specific form. The ten-storey affordable housing block is a more complex form, generally cuboid with a rounded end. Subject to urban design comments, this is less successful and reinstatement of the design option using a cuboid with rounded ends might be preferred.

There is likely to be a small degree of harm to the setting of The Roundhouse, particularly as a result of the relative height of the 12-storey element of the proposals, in views from the northwest along Haverstock Hill and Chalk Farm Road. The red view cone of the top part of the roof of The Roundhouse is not the only element of setting which falls to be considered; consideration will be given to the visual impacts caused by the proposals to the setting in the round.

Relevant known planning history

This site:

2013/5403/P, Planning Permission granted for “Redevelopment of site to create a mixed-use development comprising 57 market flats, 6 affordable flats, new office, retail and restaurant units with associated works to highways and landscaping, following demolition of existing buildings and car park.” This was not implemented and has now lapsed.

GLA refs: 2023/0392/P2i (pre app)

Nearby sites:

Large, consented scheme at Jupiter Crescent to the south.

Conservation Comments 1

GLA case reference number: 2023/0392/P2i

100 Chalk Farm Road

London Borough of Camden

Case Officer: [REDACTED]
Conservation Officer: [REDACTED]
Site Address: 100 Chalk Farm Road, London NW1 8EH
Application Stage: Pre-Application
Meeting Date: 4th July 2023
Comments Date: 21st July 2023

Proposal Description

Redevelopment of the site to provide Purpose Built Student Accommodation (PBSA), affordable housing (Use Class C3) and commercial workspace.

Legislation, policy and guidance

The Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a statutory duty on local authorities to have special regard and attention to preserving listed buildings, including their settings, and to preserving or enhancing the character and appearance of Conservation Areas. The NPPF makes clear that when considering the impact of a scheme, any conflict with a heritage asset's conservation should be avoided or minimised (Para 195). Para 199 and caselaw indicate that great weight should be given to a heritage asset's conservation (Para 199). Harm should be clearly and convincingly justified and, if less than substantial, weighed against any public benefits (Para 200 and 202).

London Plan Policy HC1 Heritage conservation and growth requires development proposals to conserve significance by being sympathetic to the assets' significance and appreciation within their surroundings and avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process. London Plan Policy D3 Optimising site capacity through the design-led approach requires development proposals to respond to the existing character of a place and respect, enhance and utilise the heritage assets that contribute towards local character.

In relation to tall buildings, London Plan Policy D9 C 1) b) requires development proposals to take account of and avoid harm to London's heritage assets and their settings and requires clear and convincing justification for any harm, and demonstration that alternatives have been explored and that clear public benefits outweigh that harm.

Significance of the buildings and area

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The site is within the Regents Canal Conservation Area. The existing building on site dates from 1973 to 1975 and was designed by Richard Seifert as recording studios and offices. There is therefore some interest since Seifert is an interesting architect with some of his work listed and the recording studios have historically hosted famous bands, including ACDC. However, it was stated at the meeting that Historic England have previously issued a Certificate of Immunity from Listing for the building. It is also noted that the building has been altered, does not appear to be Seifert's best work and detracts from the setting of The Roundhouse.

The site historically formed part of a large railway/canal/road interchange and goods yard, built for the LNWR in the 1840s, parts of which survive. The site is within the setting of the following designated heritage assets:

- The Roundhouse, listed Grade II*; originally a locomotive turning and storing shed from 1846-7 by Robert B Dockray for the LNWR. Later used as a gin warehouse and then converted to a theatre in 1967 and 1985 and now in use as a live music venue.
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- Harmood Street Conservation Area.

Conservation Advice: Procedural Matters

GLA officers request that a copy of the lapsed Certificate of Immunity from Listing be provided, since they have been unable to trace this.

GLA officers request that the VuCity model be shared before the next meeting to enable clarification of required viewpoint locations. Where the proposals include taller buildings, the planning application shall be accompanied by a Townscape Visual Impact Assessment. This should be based on the agreed viewpoints and should include a map of the Zone of Theoretical Visibility, overlaid with maps of both the heritage assets and the viewpoints. AVRs should be prepared in line with The Landscape Institute's Technical Guidance Note 06/19 Visual Representation of Development Proposals and the views provided should be winter views with deciduous trees out of leaf. The TVIA should include or be accompanied by a full Heritage Impact Assessment, in accordance with NPPF Para 195. The Heritage Impact Assessment should include a clear discussion of the impacts on the settings of heritage assets in line with the methodology in Historic England's *The Setting of Heritage Assets Historic Environment: Good Practice Advice in Planning: 3* (Second Edition, 22nd December 2017).

Conservation Advice: Substantial Matters

The demolition of the existing building on site is likely to be acceptable in the context of an otherwise acceptable scheme.

This part of Chalk Farm Road includes substantial parts of the former boundary wall of the goods yard. It was stated at the meeting that the part of the wall on this site is not considered to be curtilage listed. This should be confirmed by the LPA. The wall is within the conservation area and has some significance as a characteristic and

historic enclosure to a once secure site. The full demolition of the wall, as proposed, will cause harm to the conservation area, although there may be good practical and urban design reasons for its removal. It is noted that reuse of the bricks is proposed, if possible. It is suggested that consideration be given to retaining part, perhaps as a backdrop to the relocated listed cattle trough. Further consideration should be given to the proposals for the cattle trough, which is in poor condition and poorly located. Its present location may not be the original and the Heritage Statement should investigate, using map regression, any historic moves of this asset: relocation to the historic position may be possible. Options should be explored including provision of a public drinking fountain as part of the cattle trough, reuse as a small ornamental pond with fountain within the landscaping or (less preferred) a public bench. More generally the retention, reuse and reinstatement of historic hard landscaping is supported in conservation terms.

The proposed buildings are of 6, 9 and 13 storeys. Unusually, they are proposed in a cylindrical form, with a circular plan. This is an interesting and successful response to the challenge of building adjacent to The Roundhouse, which is a challenging building to neighbour, given its specific form.

There is likely to be a small degree of harm to the setting of The Roundhouse, particularly as a result of the relative height of the 13 storey element of the proposals, in views from the northwest along Haverstock Hill and Chalk Farm Road (such as AVR 03). The remedy for this harm is likely to be a reduction in the height of the taller elements of the scheme. It is not accepted that the red view cone of the top part of the roof of The Roundhouse is the only element of setting which falls to be considered; consideration will be given to the visual impacts caused by the proposals to the setting in the round.

Relevant known planning history

This site:

2013/5403/P, Planning Permission granted for “Redevelopment of site to create a mixed-use development comprising 57 market flats, 6 affordable flats, new office, retail and restaurant units with associated works to highways and landscaping, following demolition of existing buildings and car park.” This was not implemented and has now lapsed.

Nearby sites:

Large consented scheme at Jupiter Crescent to the south.