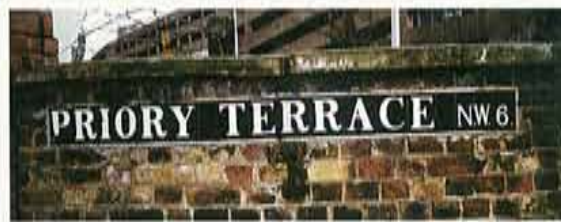




Conservation
area statement

► **Priory Road**





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PRIORY ROAD

Conservation Area Statement

The aim of this statement is to provide a clear indication of the Council's approach to the preservation and enhancement of the Priory Road Conservation Area.

The statement is for the use of local residents, community groups, businesses, property owners, architects and developers as an aid to the formulation and design of development proposals and change in the area.

The statement will be used by the Council in the assessment of all development proposals.

Camden has a duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 to designate as conservation areas any "areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance." Designation provides the basis for policies designed to preserve or enhance the special interest of such an area. Designation also introduces a general control over the demolition of unlisted buildings. The Council's policies and guidance for Conservation Areas are contained in the Unitary Development Plan (UDP) and Supplementary Planning Guidance (SPG). This Statement is part of SPG and gives additional detailed guidance in support of UDP policies.

The Statement describes the character of the area, provides an outline of the key issues and identifies development pressures which are currently a cause of concern. The statement also sets out the key policy framework relevant to the Conservation Area and formulates specific guidance for it.

It is not the intention of the Statement to contain proposals for the enhancement of the public realm. The Council has produced a Streetscape Design manual for Camden and all public realm enhancement work will be undertaken in accordance with it. The manual will identify an overall image for the Borough in terms of appearance of the streetscape with respect to surfacing materials, furnishings and lighting and, where appropriate, identification of the special characteristics of smaller areas within it. There will be a reference guide for the use of standard design details, surfacing materials, street furniture and street lighting to be used in engineering, traffic management and other environmental improvement schemes. This should include sample illustrations of best practice, e.g. for historical street settings, typical street settings within Conservation Areas.

INTRODUCTION

The Priory Road Conservation Area has a cohesive architectural quality that has changed remarkably little over the last 150 years. Built over a twenty year period with few later additional buildings it stands as a distinct example and reminder of the Italianate fashion of the mid 19th century.

The land has a gentle slope from north to south which suddenly changes as Belsize Road meets Kilburn Vale to a steeper incline westward down towards Kilburn High Road. To the north is Swiss Cottage Conservation Area, built immediately after this area.



LOCATION

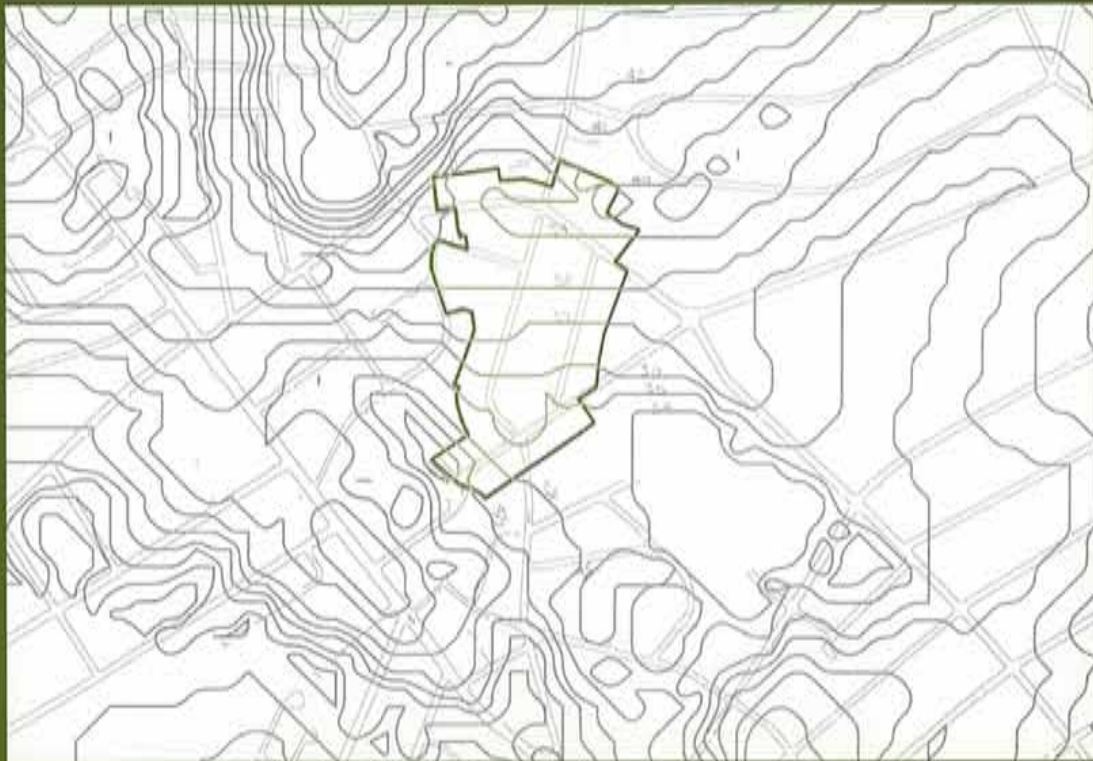


Camden and location of the Conservation Area

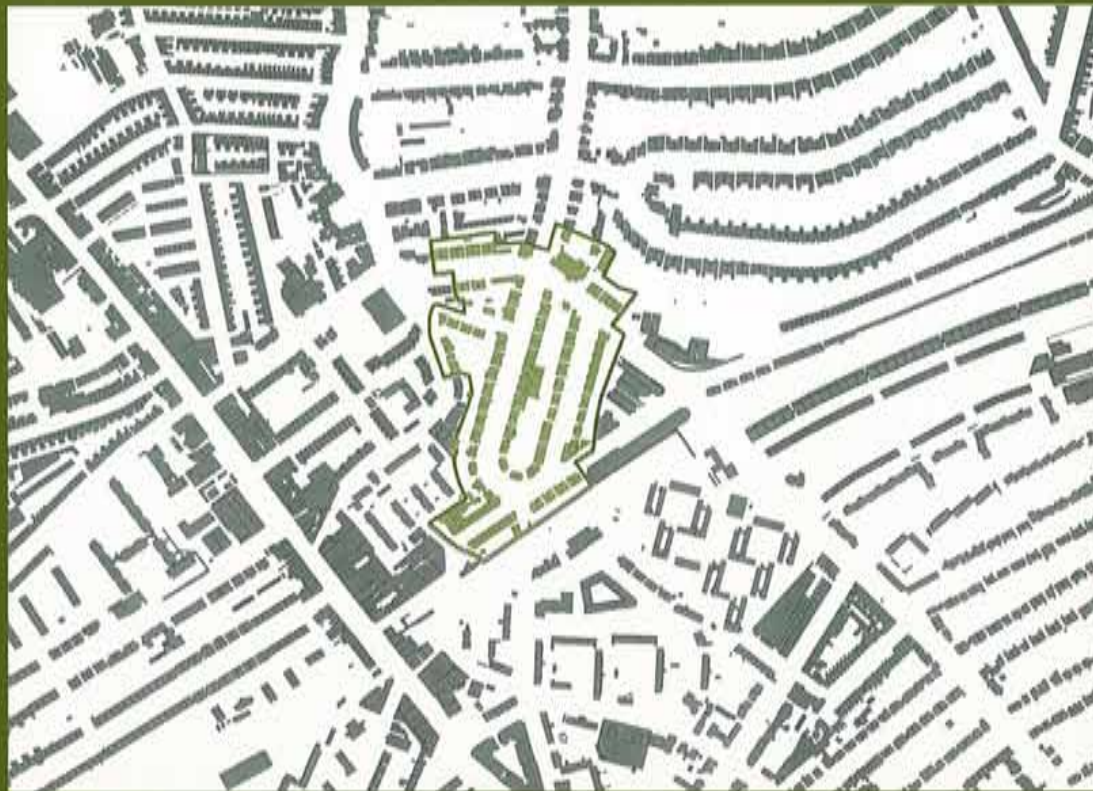


Designation date and Archaeological Priority Area ■

Location



Topography



Urban Grain

PLANNING HISTORY Designation Date: 25.5.84

HISTORY



Parish of Hampstead map (printed with permission of Viscount Gough)

was located near the intersection of Belsize Road and Kilburn Vale. The last of the Priory buildings was pulled down in 1790. In the 19th century when the railway line was cut through, pottery, coins and bronze vessels were found at the Priory site. As a result the area south of Abbey Road has been identified by English Heritage's Greater London Archaeological Advisory Service as an Archaeological Priority Area. The Council's requirements for development in these areas are set out in the Guidelines section.

The Dissolution of the Monasteries in 1536 led to the demise of the Priory and a complex line of ownership followed. The estate went into lay ownership and became the Abbey Farm estate. There is evidence of the settlement of the area at the end of the 17th century. The Parish of Hampstead Map of 1762 shows West End Lane (formerly known as Kilburn Lane) winding from Kilburn to Fortune Green with very little built development. When development grew, historic footpaths became the main streets of the area, apart from the already established West End Lane and Kilburn High Road. Abbey Road was originally a footpath from London to the Priory. A footpath that connected Kilburn Priory and Hampstead later became Priory Road.

Fulke Greville Howard bought the Abbey Farm estate in 1819. By then building had begun on the Eyre estate in Maida Vale providing large houses while Kilburn was being developed for lower middle and working class housing and had a semi-industrial character. The Abbey Farm estate was developed later than nearby estates due to the problems the area posed for building layout. The land beside the Kelebourne stream was not easily drained and the estate was comparatively far from the building frontier. The Howard estate therefore developed in some isolation, but tied into the Eyre estate as a continuation of Belsize Road (which had been extended to form an east-west route in 1853). The main axis from Kilburn High Road led to the two arms of the area, Priory Road and St George's Road (renamed Priory Terrace in 1937 by the London County Council) and made maximum use of the slope of the estate. (see Topography Map). One group of fairly large villas and eight cottages was built in the 1820s and then there was no further work for 20 years.

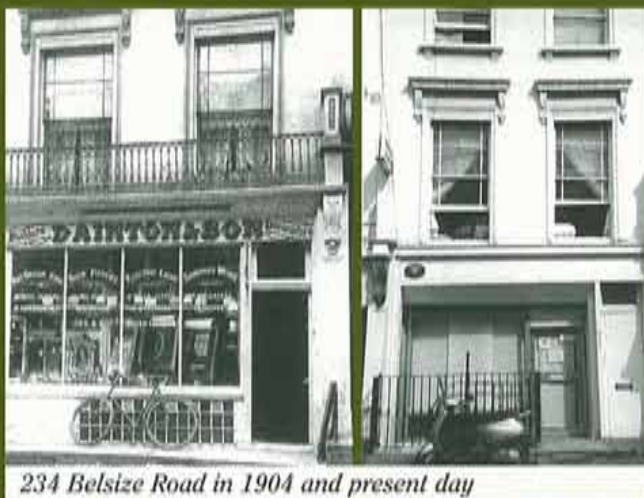
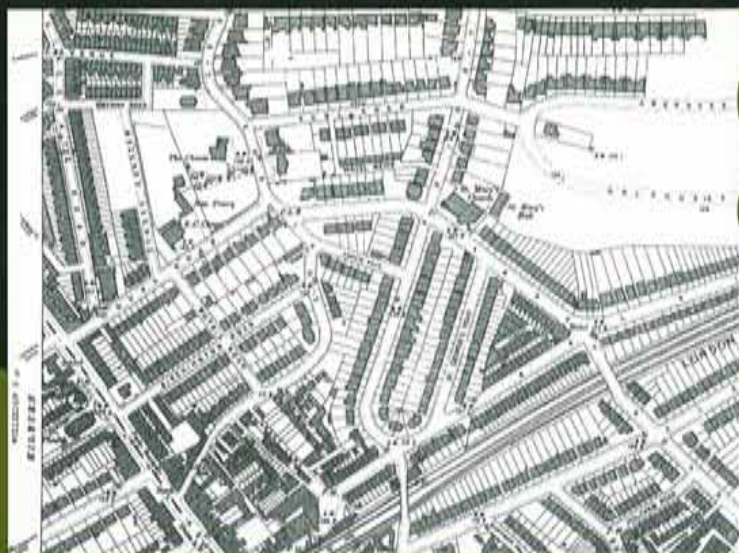
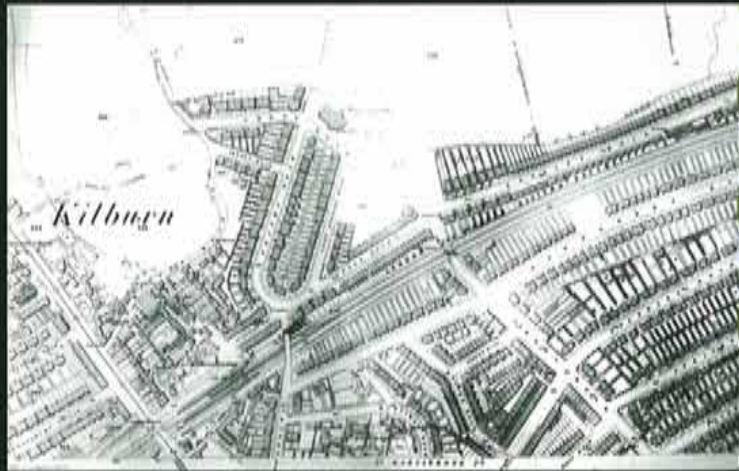
Fulke Howard died in 1846 and Colonel Upton inherited the estate. He made a building agreement for 15½ acres with developer George Duncan. They built pairs of good class villas in Kilburn Priory, Priory Road and St George's Road with a style that reflected the developments of the Eyre estate in St John's Wood. The properties are substantial three storey buildings "good value for servant keeping families who did not aspire to their carriages". The closely packed terraces at the Kilburn end of Belsize Road were an exception and provided shops at ground floor. 69 houses were built between 1845 and 1850 and 200 houses between 1851 and 1857. About a third were built by smaller builders on under leases. The 1866 Map shows the majority of the Conservation Area built, with some land still vacant on St George's Road. The map also shows no building north of Abbey Road. The northern section of Priory Road was constructed in 1874. The last section of the area was built on Priory Terrace as shown on the 1894 Ordnance Survey map.

The Conservation Area relates historically principally to Kilburn, an area that developed on both sides of Watling Street, an early Roman road connecting London to St Albans. The name derived from Kelebourne stream that rose in the higher ground of Hampstead and flowed down to the Thames via West Hampstead, passing under a bridge on West End Lane then to the junction of Belsize Road and Kilburn Vale (through the present Conservation Area). The stream then turned sharply to the west (see 1762 map) where Kilburn Bridge was probably built in the 13th century for the use of Kilburn Priory. The Priory, (the derivation of Conservation Area name), was situated just outside the present Conservation Area and was a 12th century Benedictine nunnery that provided support for travellers and a night's lodging on the journey north from London. It

The development of the railways in the 19th century led to the London and Birmingham Railway cutting through the estate in 1837. In 1846 the local residents petitioned for a railway station, Kilburn Station (now known as Kilburn High Road Station) was opened in 1852. However the main access to London was still the horse omnibus along Edgware Road;

Upton and Duncan ensured the provision of an infrastructure for the area. Upton paid for a major new road, Kilburn Priory, that ran as far as the bridge over the railway. Duncan (with the local residents) made great efforts to have a station built to serve the estate, which was achieved in 1852. A parade of shops was built as part of the original development and George Duncan set aside a site for a church (now the listed St Mary's church) which opened in 1857. It holds the only known relic of the old Kilburn Priory - a small brass plate of a prioress. The vicarage at No.50 by Bayes and Allen was built in 1876.

There has been a limited amount of post-war development; Nos.49&51 Priory Road were demolished in the late 1950s and replaced by Sylvan Court; a terrace of 8 houses was built in the 1960s on Priory Terrace; Nos.224&226 Belsize Road were redeveloped in the 1960s and replaced by a pair of semi-detached houses; back-land development at No.48 Priory Road in the 1980s; No.53 Priory Road and the vicarage of St Mary's. The properties on the south side of Belsize Road were sold to Hampstead Council for a road-widening scheme that was never built.



234 Belsize Road in 1904 and present day

219 Belsize Road past and present day



CHARACTER AND APPEARANCE OF THE AREA

INTRODUCTION

Priory Road Conservation Area is a small pocket of the Victorian, Italianate style inspired by the palaces of Renaissance Italy and influenced by Osborne House built for Queen Victoria in 1849. Variety of detail is inherent to the style, added to in this area by the number of builders involved. The style gave the opportunity for either elaborate or little decoration. Semi-detached villas predominate, mostly with three storeys and a basement.

The main elements are; visible shallow pitched roofs with overhanging eaves supported on brackets, horizontal string courses, rounded or Romanesque arches, double arched windows, campanile, window casements capped by various pediments, sash windows with margin lights, porticos, stucco, stuccoed rusticated quoins, decorative ironwork at windows and railings up front steps, decorated cornices. Although a great deal of original detail is left a number of the features have been lost. The area is residential with a central church and a parade of shops, and railway station nearby. There is a small amount of light industrial/workshop use on Hermit Place.

The roads are listed in alphabetical order.



Abbey Road Wider and busier than the rest of the Conservation Area, and a Secondary Road under the Schedule of Transport Proposals, with a bus route. At the junction with Priory Road the road curves and is dominated by the Church of St Mary by FJ and Horace Herbert Francis, in the Gothic style (Listed Grade II with the Church Hall), with coursed Kentish ragstone and Bath stone dressings. The surrounding walls are ragstone with gate piers and cast-iron gates. The entrance doors have

moulded pointed arches while low brick walls and piers form the boundary with the pavement. Behind the front wall is a line of pollarded lime trees. Set back from the road is the Church Hall, probably by Francis in the same Gothic style. The vicarage was originally built at No.50 Priory Road; that was converted to flats in the 1980s and the vicarage moved to a new building in the garden of the former vicarage.

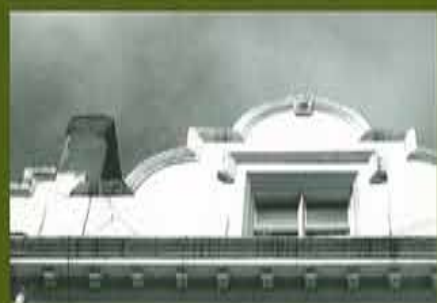


Properties in Abbey Road are stuccoed semi-detached villas set back behind low brick walls, some with hedges, with raised ground floors (apart from Nos.124/126 which is brick above ground floor). The properties on the north side of the road are interrupted by the Church and the intersection with Priory Road. At the junction with Priory Road and Priory Terrace on the south side the

front boundary walls curve around the corner. There are two sets of villas on the south side (originally three). Abbey Road forms the termination of the properties of Priory Road and Priory Terrace so that their gardens, walls and side elevations face Abbey Road pavement, except for the in-fill adjacent to No.48 Priory Road.



In scale and style there is uniformity between the villas though with some variation. The north side properties Nos.139-150 have front porticos with arched openings. East of the Church the villas have porticos with columns and moulded



Character



capitals and hoods. Some of the buildings have lost details, such as the balustrade above the portico and mouldings. A number have York stone paving on their front paths. On the north side the rear of the properties (Nos.136-146) face Wavel Mews. The rears are stuccoed and simpler in decoration than the front, and provide a prominent façade to the mews.

The Victorian character of the south side is interrupted by Sylvan Court (replaced Nos.49 &51 Priory Road in 1960). A four-storey block that has a simple use of brick and stucco that does not detract from the Conservation Area. However there is the negative impact of the lock-up garages of Sylvan Court that lie adjacent to the flats and face the pavement. The rear of Nos.145-151 Abbey Road are highly visible from Abbot's Place.



Abbot's Place A shorter street with three pairs of Italianate semi-detached villas on the south side. The villas have a slightly smaller scale than the rest of the Conservation Area, except for No.7 which stands apart as a detached and distinct taller building at the corner with West End Lane, dominating the view into the Conservation Area from West End Lane. A number of the properties have used colour paint on the stucco, giving the street a more animated character than the rest of the Conservation Area. They all have porticos; some have canted bay windows. The central chimney stacks are prominent in views down the street. Brick piers and walls with shrubs and hedges form the boundary with the footway. On the north side the boundary excludes the private garages that exit onto the street, but they still harm the character and appearance of the area. There are no properties on the north side apart from No.10, which was built as a studio for No.41 Priory Road. Looking east the rear of Abbey Road and Priory Road (Nos.41-47) properties dominates the view, less decorated at the rear than the front, but making a contribution to the streetscape. The shallow pitched slate roofs of Priory Road feature clearly here. On both sides of the road, forming the side boundaries to Nos.41a, 41 & 39 Priory Road, there are good examples of brick walls in keeping with the character of the Conservation Area, both in choice of brick and design. This is in contrast to the section of red brick wall outside No.7 at the junction with West End Lane which is of poor quality. The rear of the properties on Abbot's Place are visible from West End Lane.



Belsize Road A busy road linking Swiss Cottage with Kilburn. On the south side the railway line forms the boundary to the Conservation Area. East of Kilburn Priory are four pairs of semi-detached villas, two-storey and basement, they have hipped roofs with dormers at the front and a rear gable with sash window. There is a high central chimney stack and some smaller chimneys to the side. Although mostly uniform one pair has a side entrance projecting at ground floor level

whilst the others have front porches. These properties have slightly less decoration than the rest of the Conservation Area, but still retain considerable original detail. There are views through the gaps between the buildings across the railway line. From Kilburn Priory the rear elevations of Belsize Road properties are prominent. On the north side Nos.224/226 were demolished in the 1960s and replaced by a pair of semi-detached houses



From Kilburn Priory the road slopes down the hill westward. Stuccoed terraces line the hill with shops at ground floor level. The incline has created properties with forecourts that step down the hill making this a distinctive shopping parade. The impact is greater because of the design and detail of the buildings. Original details are still intact on the white painted front elevations; pediments over first floor windows (different on either side of the road), ironwork railings at first floor windows remain on a significant number of properties (Nos. 203-217, 238-248). Some properties still exhibit their original massive York stone forecourt slab but their iron railings have gone. On the south side the end properties curve around onto the side streets.





Priory Road

A public house terminates the terrace on the north side. An alley runs along the back of the south terrace providing views of the rear. There is great diversity in the quality of the shopfronts, some of which are detrimental to the appearance of the Conservation Area because of the materials used and design that harms the historic framing and scale. Shopfronts that make a positive contribution are listed in the Audit Section.

Hermit Place A mews on the north side of Belsize Road (formally Priory Mews) is a boundary to the Conservation Area and is paved in original granite setts. The character is affected by the semi-industrial uses of the mainly two-storey buildings with some folding metal doors at ground floor level.



Priory Road Turning into Priory Road from Belsize Road the road rises on a gradual gradient from south to north and curves, highlighting two pairs of semi-detached villas on the east side that form a prominent entrance into the Conservation Area with their wide front gardens. ① Originally three villas formed this loop but Nos.224/226 Belsize Road were redeveloped in the 1984. The properties are predominantly semi-detached villas, the majority with stucco. The exceptions are Nos.26,28,30, which are double fronted detached properties ②. The height and scale increases from south to north with Nos.1-31 on the west side being two-storey with basement, some with dormers ③. From No.33 the height increases to three-storeys and basement. ④ ⑤ A similar pattern occurs on the east side. ⑥

The variety between the properties is well expressed and is an important feature of the street. Roofs are either hipped (with and without dormers), or gable, there are parapets, some have campanile. ⑦ ⑧ ⑨ ⑩ Side dormers have been introduced on some hipped roofs. Some have gables at the rear. Ground and first floor windows vary, several are arched and there is an abundance of decoration around and within the windows. On the east side at the corner with Abbot's Place the two corner buildings are distinct and larger in scale with campanile to highlight their position. No.41 is in brick above ground floor and has arched windows. No.39 is painted stucco, the architectural features

painted white. 11 Most of the properties have a raised ground floor and their steps lead to decorated porches that catch the eye 12. A number have decorative cornices between ground and first floor. 13 Sylvan Court on the south west corner with Abbey Road is a 1960 four-storey block of 8 flats.

The street has some forecourt parking, and in particular the forecourts at Nos.21,43 &45 demonstrate how harmful they can be to the appearance of the Conservation Area. 14 North of Abbey Road Nos.50 &53 are within the Conservation Area. Both are detached, No.53 is brick with stucco and has an elegant entrance with gate and stucco piers. 15 16 There has been post-war development in the back garden, later extended in the 1990s. No.50 was the vicarage and has a different architectural style to the rest of the Conservation Area, providing an interesting contrast; Gothic with little decoration and two colour brick string courses. 17 The rear boundary to the back gardens of Nos. 3,5 & 7, is formed by a wall, built of original stock bricks, in combination with a row of pollarded lime trees. The brick gables of the properties are visible from Hermit Place. 18



Priory Terrace A straight road with a gradual gradient up hill towards Abbey Road. Built at the same time as Priory Road apart from Nos.18-36, the last section to be built and the only terraced properties, apart from the shops. This group has less decoration than the rest of the Conservation Area, but has these distinct features; adjacent raised front doors with double width steps with decorative ironwork railings; doors with arched glazing; ground floor projecting bays. The terrace has valley roofs, visible from the rear on Abbey Road. The east side also has four pairs of semi-detached villas, the two middle with gable ends. The west side has semi-detached villas, Nos.13-19 are brick with rusticated stucco at ground floor level. The remainder are stucco. The roof profiles are mostly shallow pitched with overhanging eaves and supporting brackets. Much architectural detail survives with decorated cornices, porticos (some protruding, some flush with the building) and pedimented windows. The exception is Nos.1-11, a terrace of houses built in the 1980s, far lower in height, with garages at lower ground floor level.



West End Lane The Conservation Area only includes a short section on the east side of this winding street. The properties are not on 1866 map and were probably built sometime after that, appearing on the 1894 Ordnance Survey. There are three Victorian properties, one detached and one pair of semi-detached villas and they relate in style to the rest of the Conservation Area, if not to the rest of this street. With raised ground floor porticos, small front dormers on the semi-detached

villas, brick elevations and tripartite sash windows. The 1980s redevelopment of Nos.32,34,36 causes a break in the style of this section of the Lane. The front boundary wall of No.28 is of note, as the railings appear to be original.



Townscape/Landscape The principal impression is of a unified residential area, whose original pattern and form still dominates, although incremental changes have occurred. Throughout the Conservation Area the front boundary walls (formerly with railings) are still a crucial part of the formal relationship between house and street, although this formality has been weakened by the loss of original railings, ad-hoc changes to walls, copings and piers. There is a refreshingly informal greenery to many front gardens. The predominant form of front boundary seems to have consisted of a higher capped pier between properties (1800mm), a pair of lower piers (650mm) either side of the front gate and a railing set into the coping of the low (600mm) wall. This pattern, where it remains, is strongly rhythmic and distinct.

An apparently defining characteristic of the original development can be noted at four key junctions, where Priory Road and Priory Terrace join Abbey Road in the north and Belsize Road in the south. These junctions are marked by pairs of mature trees and by garden walls which sweep round generously from the main roads into the side streets.



Priory Terrace



Priory Terrace



Priory Terrace



Townscape/Landscape

Character

Views The most significant views are; towards the Church; towards Abbot's Place from Abbey Road/West End Lane; Kilburn Priory to Priory Road and Priory Terrace; along Priory Road and Priory Terrace; along Belsize Road at the shops. Because of the number of semi-detached buildings there are many gaps providing views to back gardens, mature trees and the rear of properties. Views of the rears of properties are highly visible from roads approaching the Conservation Area.



AUDIT

LISTED BUILDINGS

Priory Road Church of St Mary and attached walls, piers and gates.
St Mary's Church Hall



BUILDINGS WHICH MAKE A POSITIVE CONTRIBUTION

A number of buildings are notable because of their value as local landmarks, or as particularly good examples of the local building tradition. Such buildings, whilst not statutorily listed are nevertheless important local buildings in their own right and make a positive contribution to the character and appearance of the Conservation Area.

The Conservation Area is a good example of mid 19th century suburban development, which largely retains its homogeneous architectural character. For this reason, most of these 19th century buildings make a positive contribution to the character and appearance of the Conservation Area. The general presumption should therefore be in favour of retaining such buildings. Although not listed, the Government requires that proposals to demolish such buildings should be assessed against the same broad criteria as proposals to demolish listed buildings (PPG 15, paragraphs 3.16 - 3.19).

The unlisted buildings which make a positive contribution to the special character and appearance of the area are as follows:

Abbey Road	124-134, 136-150 (even), 143, 145-151 (odd)
Abbot's Place	1-7 (consec.)
Belsize Road	181-195 (odd), 199-219 (odd), 228-250 (even)
Priory Road	1-47 (odd), 53, 2-50 (even)
Priory Terrace	2-36 (even), 13-39 (odd)
West End Lane	26,28,30



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■ Listed buildings and ■ buildings that make a positive contribution



SHOPFRONTS OF MERIT

Belsize Road 201, 203, 205, 219, 244



STREETSCAPE AUDIT

The streets and public spaces of the Conservation Area make a significant contribution to its overall townscape quality. There are historic features, original materials and details that survive and sustain the distinctive appearance and character of the Priory Road area. This audit highlights those features.

In most streets some original boundary walls survive with original coping and piers with carved capstones and run moulding.

Abbey Road Between No.48 Priory Road and Priory Lodge a mixed stock brick wall with brick on edge coping, projecting brick course and a dentil course of alternately projecting headers.

The boundary wall to No.53 Priory Road alongside pavement of mixed stock brick with brick on edge coping, projecting brick course and a dentil course of alternately projecting headers.

Belsize Road Post box on corner with Priory Terrace.
Nos.228-248 and 199-219 (shops) Some York stone forecourt slabs remain. No.232 has a cast iron ventilation grille to the basement.

Hermit Place Much original granite sett paving survives.

Kilburn Vale Old granite setts reused in footway as unloading area for public house (250 Belsize Road).

West End Lane No.28 Iron railing (original) remains as part of front boundary wall.

OPPORTUNITY SITES

There are not considered to be any opportunity sites within the Conservation Area.

CURRENT ISSUES

The majority of planning proposals in the area relate to conversions and alterations to single family dwellings.



The predominant issues arising from that development are

Front Boundaries and Landscaping

Alterations to the front boundaries between the pavement and houses can dramatically affect and harm the character of the Conservation Area. Low brick walls and piers (some now reduced or increased in height) survive but some have been lost to forecourt parking.



Extensions, Conservatories Extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials.



streetscape



Elevational alterations and loss of detail The houses in the area have a wealth of detail on them. This includes the detailing of the front steps and boundary walls. However many have lost original detail and this can erode the character and appearance of the area. Decorative ironwork remains on some properties but has been lost to many quite recently. Restoration of ironwork and other details would enhance the appearance of the Conservation Area. Other alterations can also erode the character such as satellite dishes, paint colour, materials.

Increased on street parking and pressure for forecourt parking Conversions in the area have led to increasing pressure for parking places, with the consequence of demand for off-street and forecourt parking.

The section of Priory Road between Belsize Road and Abbey Road will be within the CA-K (Kilburn Priory) controlled parking zone from August 2000. This will operate from 8.30 am to 6.30 p.m. Monday to Fridays. In

addition all residents and businesses in the section north of Abbey Road will be consulted on whether they wish to be within a controlled parking zone. If agreed the controls should be operational by early 2001. A number of lock-up garages have been erected in the last thirty years which detract considerably from the appearance of the area.

CONSERVATION AREA BOUNDARY REVIEW

The boundary of the Conservation Area was reviewed in 1999 and there are no proposals for extension to consider at the moment.



GUIDELINES

Designation of a conservation area gives the Council greater power to control and manage change. It is not, however, intended to prevent all new development. Some development to single family dwellings does not require permission from the Council under the Town and Country Planning (General Permitted Development) Order 1995 (GDPO) such as small extensions and changes to windows not in the roof. This is known as permitted development. The majority of works within the Conservation Area will require planning permission, and/or conservation area consent, and it is therefore advisable to check with the Planning Service whether permission is needed at an early stage of proposals.

The Borough's Principal Planning Policy document is the Unitary Development Plan (UDP) which has recently been adopted and will be supported by Supplementary Planning Guidance (SPG). This statement will form part of the SPG and should be read with the policies of the UDP and further guidance contained within the SPG.

Within conservation areas the Council has certain additional duties and powers in relation to the conservation of the built environment, and the UDP Environment Chapter sets out the Council's policies and general approach. In this context UDP Policy EN31 states " The Council will seek to ensure that development in conservation areas preserves or enhances their special character or appearance, and is of high quality in terms of design, materials and execution. Applicants will be expected to provide sufficient information about the proposed development and its immediate setting to enable the Council to assess the potential effect of the proposal on the character or appearance of the conservation area."

A further guidance leaflet giving general advice on works and applications in conservation areas is available from this office, and additional guidance relating to specific problems within the Conservation Area may be produced from time-to-time for inclusion within this statement.

NEW DEVELOPMENT

P1 New development should be seen as an opportunity to enhance the Conservation Area. All development should respect existing features such as building lines, rooflines, elevational design, and where appropriate, architectural characteristics, detailing, profile, and materials of adjoining buildings.


LISTED BUILDINGS

P2 Under Section 7 of the Planning (Listed Buildings & Conservation Areas) Act 1990, listed building consent is required for demolition of a listed building, and for any works of alteration or extension which would affect its character as a building of special architectural or historic interest. Even cleaning or repainting a facade may require listed building consent. The requirement for listed building consent is distinct from the need for planning permission and 'permitted development' rights do not apply to listed building consent. Listed building consent is not normally required for maintenance and like for like repairs but, if repairs result in a significant loss of historic fabric or change to the appearance of the building, consent would be required.

P3 Works required to be carried out to a listed building as a matter of urgency would require listed building consent just as in any other case, even if the works are required by a dangerous structures or any other legal notice.

P4 It is an offence to carry out or ask for unauthorised works to be carried out to a listed building and the penalty can be severe - an unlimited fine or up to 12 months imprisonment, or both.

P5 Advice on whether listed building consent is needed for works to listed buildings is available from the Conservation and Urban Design Team. The Council's development policies relating to listed buildings are contained in the UDP Policy EN38.

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- P6 Additional guidance is included in Supplementary Planning Guidance and in the Governments Planning Policy Guidance Note 15 - Planning and the Historic Environment. A separate Council leaflet is available on Listed Buildings.

MATERIALS AND MAINTENANCE

- P7 In all cases, existing/original architectural features and detailing characteristic of the Conservation Area should be retained and kept in good repair, and only be replaced when there is no alternative, or to enhance the appearance of the building through the restoration of missing features. Original detailing such as door/window pediments and finials, porches, ironwork (window cills, railings), timber framed sash windows, doors, tiled footpaths, roof tiles, decorative brickwork, timber shopfronts, where retained, add to the visual interest of properties, and where removed in the past, replacement with suitable copies will be encouraged.
- P8 The choice of materials in new work will be most important and will be the subject of control by the Council. Original, traditional materials should be retained wherever possible and repaired only if necessary. Generally routine and regular maintenance such as unblocking of gutters and rainwater pipes, the repair of damaged pointing, and the painting and repair of wood and metal work will prolong the life of a building and prevent unnecessary decay and damage. Where replacement is the only possible option, materials should be chosen to closely match the original. Generally the use of the original (or as similar as possible) natural materials will be required, and the use of materials such as concrete roof tiles, artificial slate and PVCu windows would not be acceptable.
- P9 Original brickwork should not be painted, rendered or clad unless this was the original treatment. Such new work, whilst seldom necessary, can have an unfortunate and undesirable effect on the appearance of the building and Conservation Area, this may lead to long term structural and decorative damage, and may be extremely difficult (if not impossible) to reverse once completed. Re-pointing should match the original mix and profile as it can drastically alter the appearance of a building (especially when "fine gauge" brickwork is present), and may be difficult to reverse.
- P10 Where replacement materials are to be used it is advisable to consult with the Council's Conservation & Urban Design Team, to ensure appropriate choice and use.

DEMOLITION

- P11 Within the Conservation Area total or substantial demolition of a building will require conservation area consent.
- P12 The Council will seek the retention of those buildings which are considered to make a positive contribution to the character or appearance of the Conservation Area, and will only grant consent for demolition where it can be shown that the building detracts from the character of the area. Consent will not be granted for demolition unless a redevelopment scheme has been approved which will preserve or enhance the Conservation Area (see UDP Policy EN32 and SPG Demolition Guidelines).
- P13 All applications should show clearly the extent of demolition works proposed (including partial demolition).
- P14 The demolition of listed buildings will be resisted and the Council will seek to ensure that they are adequately maintained and in beneficial use.

ROOF EXTENSIONS

- P15 Planning permission is required for alterations to the roof, at the front, rear and side, within the Conservation Area. Some alterations at roof level have had a harmful impact on the Conservation Area. Some extensions at the rear and side of properties have also been detrimental. Any further extensions in the roof space should



respect the integrity of the existing roof form. Existing original details should be precisely matched.

- P16 Further dormers or “velux” type windows at the rear will normally be allowed if sensitively designed in relation to the building and other adjacent roofs. Dormers at the front and the side will not be allowed where a cluster of roofs remain largely, but not necessarily completely, unimpaired.
- P17 The retention or reinstatement of any architecturally interesting features and characteristic decorative elements such as gables, parapets, cornices and chimney stacks and pots will be encouraged.

REAR EXTENSIONS/CONSERVATORIES

- P18 Extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials. Some rear extensions, although not widely visible, so adversely affect the architectural integrity of the building to which they are attached that the character of the Conservation Area is prejudiced. Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height, but its general effect on neighbouring properties and Conservation Area will be the basis of its suitability.
- P19 Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger extensions depends on the particular site and circumstances.
- P20 Rear extensions will not be acceptable where they would spoil an uniformed rear elevation of an unspoilt terrace or group of buildings.
- P21 Conservatories, as with extensions, should be small in scale and subordinate to the original building and at ground floor level only. The design, scale and materials should be sensitive to the special qualities of the property and not undermine the features of original building.

SIDE EXTENSIONS

- P22 Planning permission may be required for the erection of side extensions. Modest single storey side extensions to single family dwellings may be exempt from permission under the General Permitted Development Order 1995 depending on the proposed volume and height and location. It is advisable to consult the Planning Service to confirm if this is the case.
- P23 There are many semi-detached villas in the Conservation Area and side extensions would only be acceptable where they do not upset the character and relationship between the properties where significant and well-preserved gaps between buildings provide views through to rear mature gardens. Normally the infilling of gaps will be resisted where an important gap is compromised or the symmetry of the composition of a building would be impaired. 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.

TREES AND LANDSCAPING

- P24 Any person wishing to do works to a tree, such as pruning or felling, must give the Council six weeks notice of the works before it is carried out. If a tree is subject to a Tree Preservation Order the Council has eight weeks to process the application. Further advice is available from the Tree Officer on 020 7974 5616. The Council will consider the removal of existing trees only where necessary for safety or maintenance purposes or as part of a replanting/nature conservation programme.
- P25 All trees which contribute to the character or appearance of the Conservation Area should be retained and protected. Developers will be expected to incorporate any trees sensitively into the design of any development,



and demonstrate that no trees will be lost or damaged before, during or after development. BS 5837: 1991 shall be taken as the minimum required standard for protection of trees.

- P26 All new development should have a high standard of external space (landscape) design, which should respect the character and appearance of the Conservation Area.
- P27 Applications for development should take into account the possible impact on trees and other vegetation, and state clearly whether any damage/removal is likely and what protective measures are to be taken to ensure against damage during and after work. BS 5837: 1991 shall be taken as the minimum required standard for protection of trees. All trees within 10 metres of a development proposal should be clearly identified. This also applies to underground development.

FRONT GARDEN AND BOUNDARIES


- P28 Alterations to the front boundaries between the pavement and houses can dramatically affect and harm the character of the Conservation Area. Boundaries in the Conservation Area are predominantly formed by walls, either with railings or hedges. The original features of the boundaries may vary. Where there are low walls alongside the road and within properties they add to the attractive appearance of the front gardens and architectural setting of these traditional 19th century buildings. There are also some higher walls on some properties with decorative features. Proposals should respect the original style of boundary and these should generally be retained and reinstated where they have been lost. Particular care should be taken to preserve the green character of the Conservation Area by keeping hedges. The loss of front boundary walls where it has occurred detracts from the appearance of the front garden by reducing the area for soft landscaping in this urban residential area. Furthermore, the loss of front boundary walls facilitates the parking of vehicles in part of the property, which would adversely affect the setting of the building and the general street scene.
- P29 The Council will resist any further loss of front boundary walls and conversion of front gardens into hardstanding parking areas.

SHOPFRONTS/ADVERTISEMENTS

- P30 The installation of a new shopfront and most alterations to the existing shopfront will need planning permission. The installation of external security shutters also requires planning permission. SPG contains more detailed advice on the design of shopfronts and signage.
- P31 Proposals for new shopfronts will be expected to preserve or enhance the visual character and appearance of the street, through respect for the proportions, rhythm and form of the original frontages. Any shopfront of historic interest or architectural quality should be retained and if necessary repaired and the loss of those shopfronts identified under Shopfronts of Merit and any other historic/original shopfront will be strongly resisted. Shopfronts that are considered to be out of character with the building or the area generally should be replaced with new shopfronts that are appropriate to the building and enhance the appearance of the Conservation Area.
- P32 Similarly shop signage should be appropriate for the Conservation Area, respecting the proportions of the shop frontages, and maintaining the division between units and reflect the plot widths of buildings. Internally illuminated box signs are unacceptable and generally signage should be non-illuminated or externally illuminated. Signage will usually consist of one fascia sign and one projecting sign. Shop signs should not normally be above ground floor level.

SHOPFRONT SECURITY

- P33 The introduction of security measures can detract from the appearance of the Conservation Area. The Council will prefer the use of security measures that do not require external shutters or grilles such as:

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- a. the strengthening of shopfronts;
 - b. the use of toughened or laminated glass;
 - c. internal grilles or collapsible gates - these do not normally require planning permission unless they result in a material alteration to the external appearance of the shopfront;
 - d. improved lighting.

P34 There will be a general presumption against the use of external security shutters, grilles or meshes on shopfronts. Applicants would have to demonstrate that the above measures are not feasible for external security shutters, grilles or meshes to be considered. A separate leaflet is available on Shopfront Security.

SATELLITE DISHES

P35 Dishes are not normally acceptable where they are positioned on the main facade of a building or in a prominent position easily seen from the street. The smallest practical size should be chosen with the dish kept to the rear of the property, below the ridgeline and out of sight if at roof level. Planning permission may be required. Advice from the Conservation and Urban Design Team should be sought before undertaking such works.

ESTATE AGENTS' BOARDS

P36 Legislation concerning the display of advertisements is contained principally in the Town & Country Planning (Control of Advertisements) regulations 1992 (as amended). The Regulations also identify fourteen classes of advertisement that have "deemed consent". A profusion of boards can have a detrimental impact upon the Conservation Area in terms of visual clutter. Only one advertisement, of specified dimensions and height, per property to be sold or let has deemed consent under the Regulations. Applications for consent to exceed the deemed consent level will usually be refused in Camden. The Council will, where appropriate, use its powers to prosecute agents who display boards illegally. For more information see SPG.

ARCHAEOLOGY

P37 Within the Conservation Area the area south of Abbey Road has been identified by English Heritage's Greater London Archaeological Advisory Service as an Archaeological Priority Area and development proposals may have some impact on important remains. Therefore the Council will insist on an archaeological site evaluation where appropriate. Where excavation works are proposed it is important that the Council's Conservation & Urban Design Team and English Heritage are consulted to ensure adequate protection of such remains.



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The information in the history section has largely been drawn from the books listed below.

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