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**From:** Christopher Smith (Planning)  
**Sent:** 25 November 2024 20:27  
**To:** Planning  
**Subject:** FW: Historic England advice on case PL00797363  
**Attachments:** \_HERef\_PL00797363\_L461000.doc

Hi please add this response to the application file. Thanks.

Christopher Smith (Planning)  
Principal Planning Officer

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**Subject:** Historic England advice on case PL00797363

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Dear Christopher Smith

I am writing in relation to the following:

EIA: Environmental Impact Assessment  
West Kentish Town Estate Land bounded by Queens Crescent, Grafton Road, Althone Street, Rhyl Street, Weedington Road, Coity Road, Warden Road, Bassett Street and Allcroft Road London NW5  
[Case Ref. PL00797363; HE File Ref. NOT FILED; Your Reference. 2024/4887/P]

Please refer to the attached file for our advice on this application.

Yours Sincerely

Nina Dierks  
Assistant Inspector of Historic Buildings and Areas

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Historic England

Christopher Smith  
London Borough of Camden  
Development Management  
Town Hall, Judd Street  
London  
WC1H 9JE

Our ref: PL00797363

25 November 2024

Dear Christopher Smith

**Re: West Kentish Town Estate Land bounded by Queens Crescent, Grafton Road, Althone Street, Rhyl Street, Weedington Road, Coity Road, Warden Road, Bassett Street and Allcroft Road London NW5**

## **ENVIRONMENTAL IMPACT ASSESSMENT (EIA) SCOPING REPORT**

Thank you for your letter of 7 November 2024 consulting us about the above EIA Scoping Report.

This development could, potentially, have an impact upon a number of designated heritage assets and their settings in the area around the site. In line with the advice in the National Planning Policy Framework (NPPF), we would expect the Environmental Statement to contain a thorough assessment of the likely effects which the proposed development might have upon those elements which contribute to the significance of these assets.

Our initial assessment shows the application site lies within the protected vista from Parliament Hill (east of the summit - at the prominent oak tree) to the Palace of Westminster. Any potential future application should be considered especially carefully to ensure there is no harm to this protected vista. Tall elements that would impact it should be sited outside of the corridor.

We would also expect the Environmental Statement to consider the potential impacts on non-designated features of historic, architectural, archaeological or artistic interest, since these can also be of national importance and make an important contribution to the character and local distinctiveness of an area and its sense of place. This information is available via the local authority Historic Environment Record



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Telephone 020 7973 3700  
[HistoricEngland.org.uk](http://HistoricEngland.org.uk)

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([www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)) and relevant local authority staff.

We would strongly recommend that you involve the Conservation Officer of Camden and the Greater London Archaeology Advisory Service in the development of this assessment. They are best placed to advise on: local historic environment issues and priorities; how the proposal can be tailored to avoid and minimise potential adverse impacts on the historic environment; the nature and design of any required mitigation measures; and opportunities for securing wider benefits for the future conservation and management of heritage assets.

Given the heights of the structures associated with the proposed development and the surrounding landscape character, this development is likely to be visible across a very large area and could, as a result, affect the significance of heritage assets at some distance from this site itself. We would expect the assessment to clearly demonstrate that the extent of the proposed study area is of the appropriate size to ensure that all heritage assets likely to be affected by this development have been included and can be properly assessed.

It is important that the assessment is designed to ensure that all impacts are fully understood. Section drawings and techniques such as photomontages are a useful part of this.

The assessment should also take account of the potential impact which associated activities (such as construction, servicing and maintenance, and associated traffic) might have upon perceptions, understanding and appreciation of the heritage assets in the area. The assessment should also consider, where appropriate, the likelihood of alterations to drainage patterns that might lead to in situ decomposition or destruction of below ground archaeological remains and deposits, and can also lead to subsidence of buildings and monuments.

If you have any queries about any of the above, or would like to discuss anything further, please contact me.

Yours sincerely,



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