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Mr Charles Thuaire
London Borough of Camden
Development Control Planning Services
Camden Town Hall
Argyle Street
LONDON
WC1H 8ND

Direct Dial: 020 7973 3717
Direct Fax: 020 7973 3792

Our ref: P00157379

16 July 2012

Dear Mr Thuaire

Notifications under Circular 01/2001 & GDPO 1995
NEW END NURSES HOME, 29 NEW END, LONDON, NW3 1JD
Application No 2012/3089/P

Thank you for your letter of 20 June 2012 notifying us of the application for planning permission relating to the above site. We do not wish to comment in detail, but offer the following general observations.

English Heritage Advice

The proposals are for the demolition of the existing New End Nurses Home building and replacement with a 7 storey block of 17 self contained residential units and basement parking for 17 cars. English Heritage commented upon the previous proposal on 31st October 2011 confirming we had no objection to demolition of the existing building, which is considered to be neutral in respect of its contribution to the character and appearance of the conservation area. We did however raise concerns in respect of the complex geological conditions, the need for any application to comply with Camden's own supplementary planning guidance on basement excavations, and also the need for the proposals to demonstrably make a positive contribution to the character and appearance of the conservation area.

Since the previous application, PPS5 has been replaced by the National Planning Policy Framework which sets out the government policies for achieving sustainable development. Relevant policies include policy 131 which states the desirability of new development making a positive contribution to local character and distinctiveness, policy 137 which states local authorities should seek opportunities for new development which better reveal or enhance significance of conservation areas and the setting of listed buildings. Where a proposed development is considered to cause harm to a designated heritage asset, this should be weighed against the public benefits of a proposal.



1 WATERHOUSE SQUARE 138-142 HOLBORN LONDON EC1N 2ST

Telephone 020 7973 3000 Facsimile 020 7973 3001
www.english-heritage.org.uk

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The latest proposals make minor revisions to the visible massing and bulk of the proposed buildings, which remains largely as commented on in our letter of 31st October 2007. As such, English Heritage remains to be convinced that the proposed scheme makes a significant contribution to the character and appearance, or enhances, the conservation area. We must also reiterate our recommendation that, in the event of the Council being minded to grant permission, that special attention is given to the details of design and materials.

We also note that the applicants have submitted further basement analysis and an overview of the proposed methodology. In our view, this reinforces the technical complexity of the site and ground conditions. ARUP's letter dated 12 June 2012 which accompanies the proposal sets out the challenges raised and the special care required. In the event of the local authority being minded to grant permission for the scheme we must reiterate the need for very detailed assurances to ensure that no harm comes to the nearby listed buildings.

Recommendation

We would urge you to address the above issues, and recommend that the application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice. It is not necessary for us to be consulted again. However, if you would like further advice, please contact us to explain your request.

Please note that this response relates to historic building and historic area matters only. If there are any archaeological implications to the proposals it is recommended that you contact the Greater London Archaeological Advisory Service for further advice (Tel: 020 7973 3712).



E-mail: richard.parish@english-heritage.org.uk
cc



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