



Historic England

LONDON OFFICE

Ms Seonaid Carr
London Borough of Camden
Town Hall
Argyle Street
London
WC1 8ND

Direct Dial: 020 7973 3763

Our ref: P00469153

10 August 2015

Dear Ms Carr

**Arrangements for Handling Heritage Applications Direction 2015 & T&CP (Development Management Procedure) (England) Order 2015
KING'S COLLEGE LONDON HAMPSTEAD RESIDENCE, KIDDERPORE AVENUE, LONDON, NW3 7SU
Application No 2015/3936/P**

Thank you for your letter of 22 July 2015 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.

Historic England Advice

This application is for the redevelopment of the Kings College London's Hampstead Residence which is located within the Redington/Frognaal Conservation Area. The site contains a number of Grade II listed buildings, and Grade II* listed Church of St Luke is located immediately to the west.

The proposals involve the demolition of the 1930s Lord Cameron Hall, 1960s Rosalind Franklin Wing and 1980s Queen Mother Hall. None of these buildings are listed; however Lord Cameron Hall is a robust neo-classical building with an institutional character which makes a positive contribution to the area as defined in London Borough of Camden's Conservation Area Statement (p25).

The submitted information suggests that the replacement building for Lord Cameron Hall site would retain this collegiate character, but would provide a more contextual response to the surrounding Victorian and Edwardian buildings than the original building currently offers, particularly in the incorporating of street-facing gables, projecting bay windows and prominent dormers. Therefore, although the demolition of Lord Cameron Hall would be a sad loss, the character of the conservation would likely be sustained in the contextual design of the replacement building, thus complying with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended). Elsewhere, we have no significant concerns with the proposed new build elements and it does not appear that the redevelopment would cause any significant harm to the setting of the Grade II* listed Church of St Luke.



1 WATERHOUSE SQUARE 138-142 HOLBORN LONDON EC1N 2ST

Telephone 020 7973 3700

HistoricEngland.org.uk





LONDON OFFICE

We note that alterations are proposed to some of the listed buildings on site and most of this work is beyond Historic England's remit. However, the proposals include the dismantling and relocating of the Grade II listed Summerhouse which we are aware is subject to a separate listed building consent application (2015/4099/L). Given the nature of the work, we strongly advise that Historic England is consulted on this application. In any event, a full condition survey must be carried out to the Summerhouse to inform the method statement for the dismantling and relocating. The Condition Survey and Method Statement could be subject to condition if your Council is minded to approve the application. We would also recommend that a phasing plan for the redevelopment is implemented to ensure the delivery of the Summerhouse proposals as part of the overall scheme.

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).

Yours sincerely

Alasdair Young

Assistant Inspector of Historic Buildings and Areas

E-mail: alasdair.young@HistoricEngland.org.uk

