

LONDON OFFICE

Mr Neil McDonald
London Borough of Camden
Development Control Planning Services
Camden Town Hall
Argyle Street
LONDON
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Our ref: P00356876

29 January 2014

Dear Mr McDonald

**Notifications under Circular 01/2001, Circular 08/2009 &
T&CP (Development Management Procedure) Order 2010
SOUTH HAMPSTEAD SYNAGOGUE, 21 ETON VILLAS, CAMDEN , NW3 4SG
Application No 2013/7887/P**

Thank you for your letter of 22 January 2014 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 comprise demolition of the existing building on the site, which dates from 1964 and is designed in a brutalist manner. This building is identified in the Eton Conservation Area Statement as making a negative contribution to the character and appearance of the conservation area and its demolition is therefore welcomed, providing that a suitable replacement building can be secured.

Whilst the proposed replacement building is larger in scale than the existing building on the site, we do not have any objection to this increase and consider the proposals to present an enhancement in terms of design quality. However, if the Council is minded to approve the application, we would urge you to ensure that the building is constructed in high quality materials and is well detailed. We would also draw particular attention to the boundary treatment and would welcome amendments in order to ensure that the building does not appear overbearing on the Eton Villas elevation. This could be achieved by incorporating further setbacks to the street elevations at the lower levels of the facade and by using brick to the boundary wall and increased stepping to reflect the steep gradient of that street.

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



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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



Claire Brady

Inspector of Historic Buildings and Areas

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