



Historic England

LONDON OFFICE

Ms Nora-Andreea Constantinescu
London Borough of Camden
Regeneration and Planning
Town Hall, Judd Street
London
WC1H 9JE

[REDACTED]

7 November 2016

Dear Ms Constantinescu

**Arrangements for Handling Heritage Applications Direction 2015 &
T&CP (Development Management Procedure) (England) Order 2015
10 GLOUCESTER GATE , LONDON, NW1 4HG
Application Nos 2016/4064/L & 2016/3706/P**

Thank you for your letter received on 26 October 2016 notifying Historic England of the revised or amended information in respect of the application for planning and listed building consent relating to the above site. This letter provides our response to both applications.

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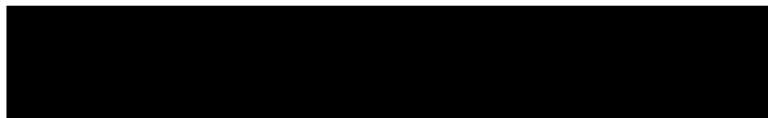
Historic England has reviewed this proposal at pre-planning stage, and in earlier iterations as a live application. This letter should be read in conjunction with the previous advice issued 7 June 2016 and 18 August 2016.

We are grateful to the applicants and to the officers of LB Camden for their continued availability for discussion of the proposals. Those discussions have focused on two areas of the application in detail: the impact on the historic plan form of alterations at ground floor level; and the various impacts of the proposed new design for the rear extension, in particular its aesthetic impact on the rear of the site and the setting of the listed buildings, and the impact on the classical hierarchy of the building through the creation of a double-height space to the rear of the ground floor.

The amended plans have now addressed our concerns regarding the ground floor plan form and we are content that this area of the works no longer presents any harm.

The rear extension has been internally reconfigured to provide a mezzanine level which will lessen the impact of an entirely open double-height space on the hierarchy of the site's planning. As such our concerns with this element of the proposals have to some extent been addressed.

The major outstanding feature of the proposals which remains a concern is the architectural form of the extension. We identified at an early stage that the bowed





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shape of this new building contrasts harmfully with the orthogonal geometry and classical architecture of the listed building.

We continue to consider the design of the reconstructed extension to be the cause of some harm to the aesthetic value of the site, for the reasons set out in our earlier advice.

As such, should your Authority be minded to approve these applications it will need to satisfy itself that the works are clearly and convincingly justified, and outweighed by public benefits. This is in order for the proposals to comply with the terms of the National Planning Policy Framework 2012 (Paragraphs 132 and 134).

Recommendation

Subject to consideration of the matters raised above, we are content for your Authority to determine the outcome of this application as they see fit and in accordance with national legislation and policy. As such I attached a draft letter of Authorisation pending endorsement by the Secretary of State.

Please note that this response related to historic building 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 3735).

Yours sincerely



Matthew Cooper
Inspector of Historic Buildings and Areas

