



Historic England

LONDON OFFICE

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

Direct Dial: 020 7973 3763

Our ref: P00572454

4 May 2017

Dear Mr Thuaire

**Arrangements for Handling Heritage Applications Direction 2015 &  
T&CP (Development Management Procedure) (England) Order 2015  
LAND ADJACENT TO JACK STRAWS CASTLE NORTH END WAY LONDON NW3  
7ES  
Application No 2017/2064/P**

Thank you for your letter of 27 April 2017 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**

Historic England was involved in pre-application discussions regarding these proposals, and our advice letter is included in Appendix 8.0 in the submitted Planning and Heritage Statement (Montagu Evans, April 2017).

The development site is located next to the Grade II listed Jack Straw's Castle and opposite the Grade II\* listed Heath House. As expressed in our pre-application advice letter, we consider it unlikely that the scheme would significantly impact on the setting of these neighbouring listed buildings, due to the subservient scale and contextual design of the proposed development, and its set back positioning along the streetscape.

Also, due to the relatively poor presentation of the existing site, we consider that this development presents an opportunity to enhance the character of the Hampstead Conservation Area as encouraged under Paragraph 137 of the NPPF. In light of this, your Council may wish to impose conditions regarding the front landscaping and building materials, should you be minded to approve the application.

**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



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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**

Inspector of Historic Buildings and Areas

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