



Historic England

LONDON OFFICE

Ms Alyce Keen
London Borough of Camden
Development Management
Town Hall
Judd Street
London
WC1H 9JE

Direct Dial: 0207 973 3749

Our ref: L00912830

13 July 2018

Dear Ms Keen

Arrangements for Handling Heritage Applications Direction 2015

SOUTH LODGE, HEATHSIDE LONDON NW3 1BL Application No. 2018/2472/L

Thank you for your letter of 29 May 2018 regarding the above application for listed building consent and for your email yesterday. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

South lodge is an eighteenth century Grade II listed property located within the Hampstead Conservation Area.

The proposals are for the internal refurbishment of the property and replacement of the existing rear extension with one of similar size and footprint.

Historic England is broadly content with the proposals being presented; however wish to note that the application does not provide sufficient information/photographs that detail the provenance of the secondary staircase that runs from first to second floor level, which is proposed to be removed.

Paragraph 128 of the National Planning Policy Framework (NPPF) states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Whilst I understand from our discussions the staircase is not believed to be original, it is not known if the staircase is of any architectural interest in itself or forms an important part in the building's evolution. Subject to your council receiving the



4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA

Telephone 020 7973 3700
HistoricEngland.org.uk



Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any information held by the organisation can be requested for release under this legislation.



Historic England

LONDON OFFICE

necessary information to satisfy the staircase is not of any historic significance, I have drafted the letter of authorisation so you may determine the application as you see fit.

Recommendation

Your Authority should take these representations in account and determine the application in accordance with national and local planning policy and in consultation with your specialist conservation advice. We have drafted the necessary letter of authorisation for your Authority to determine the application as you see fit and have referred this to the National Planning Casework Unit (NPCU) (copy attached). You will be able to issue a formal decision once the NPCU have returned the letter of authorisation to you, unless the Secretary of State directs the application to be referred to them.

This response relates to designated heritage assets only. If the proposals meet the Greater London Archaeological Advisory Service's published consultation criteria we recommend that you seek their view as specialist archaeological adviser to the local planning authority.

The full GLAAS consultation criteria are on our webpage at the following link:

<https://www.historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/our-advice/>

Yours sincerely



Andrew Scott

Assistant Inspector of Historic Buildings and Areas

E-mail: Andrew.Scott@HistoricEngland.org.uk



4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA

Telephone 020 7973 3700
HistoricEngland.org.uk

