

Application ref: 2017/2211/L
Contact: Charles Thuaire
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Date: 3 May 2019

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Montagu Evans LLP
5 Bolton Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended) **NOTIFICATION OF DECISION WHEN AN APPEAL HAS BEEN MADE REFUSAL**

Address:

**Land Adjacent to Jack Straws Castle
North End Way
London NW3 7ES**

Proposal: Erection of two dwelling houses on rear part of carpark plus associated underpinning of adjacent basement of existing listed building of Jack Straws Castle

Drawing Nos: 1370-1E, 2D, 3L, 4, 5A, 6, 7; 06-681-200-01M; 4423-SM01; Design and Access Statement dated March 2017 by Quinlan Terry; Planning and Heritage Statement rev E dated April 2017 by Montagu Evans; Energy and Sustainability Statement dated May 2017 by XCO2; Structural Methodology Report dated Sep 2017 by Richard Tant Associates; Ground Investigation and Basement Impact Assessment report dated Sep 2017 Issue 4 by GEA; surface water drainage and SUDS strategy dated August 2017 by Evans; Transport Assessment April 2017 by WSP; Preliminary construction programme; Carpark statement dated 30.4.18 by WSP; Scotscape wire trellis information, Cyclehoop double bike locker information; Internal Daylight Report dated March 2017 by Point 2 Surveyors, letter dated 27.4.18 by Point 2 Surveyors; Archaeological Desk-Based Assessment dated March 2017 by ASE; Tree Survey Report dated Dec 2017 revised 13.3.18 by RGS; Preliminary Ecological Appraisal dated March 2017 by Greengage; letters from Greengage dated 30.8.17 and 22.3.18; Bat survey report dated August 2017 by Greengage; letters from Montagu Evans dated 28.9.17 and 19.5.18

The Council has considered your application and had an appeal not been made to the Secretary of State, would have refused Listed Building Consent for the following reason(s):

Reason(s) for Refusal

- 1 The proposed 2 new houses, by virtue of their overall bulk, symmetrical form and incongruous detailed design, would harm the setting of the adjoining listed buildings of Jack Straws Castle and Old Courthouse, contrary to policy D2 (Heritage) of the London Borough of Camden Local Plan 2017 and policy DH2 (Conservation areas and listed buildings) of the Hampstead Neighbourhood Plan 2018.

Informative(s):

- 1 You are advised that the associated underpinning of the adjacent basement wall of the listed building is acceptable in itself.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey grid background.

Daniel Pope
Chief Planning Officer