

REDINGTON FROGNAL
NEIGHBOURHOOD FORUM

18 June, 2020

Dear Ms Smith,

Jack Straw's Castle: 2020/1828/P – objection

This is an inappropriate development directly adjacent to / overlapping the Heath and Metropolitan Open Land.

The size, height and bulk of the houses will be visible from the Heath and the proposed development encroaches upon it. Development at such a sensitive site will create harm to the Heath's setting, its unspoiled rural quality and "sense of openness and isolation", as referred to in the Planning and Heritage Statement. The incorporation of large balconies at first-floor level will exacerbate these losses, in addition to creating substantial overlooking of the Heath (Policy A2).

The development of housing here, abutting Jack Straw's Castle, will cause considerable harm to the setting of this important listed building and also to the setting of the Hampstead Conservation Area. Indeed, the open setting of Jack Straw's Castle is a key positive contribution to the building's significance, as well as to the adjacent listed buildings, Heath House (Grade II*); Heath House Garden Wall and Railings (Grade II); Old Court House (Grade II); and Hampstead War Memorial (Grade II).

Light pollution, emitted from the buildings' windows, will cause further serious loss of amenity to quiet enjoyment of the Heath. Wildlife, including owls and bats, which forage and commute here, will also be harmed by the inevitable light pollution (Policies A1, A2 and A3).

The proposed development is contrary to Camden Policies A1 and A2 to preserve and enhance Hampstead Heath and views to and from the Heath (A2 j).

If part of the car park is now surplus to the demand for parking spaces then, surely, it should be returned to the Heath to increase the area of Metropolitan Open Land. This would be in line with Camden policy at a time of marked increases in population density, growing pressures on open space and Climate Emergency.

The proposal to include a hawthorn hedge along the eastern border to screen car parking and an existing ivy wall onto the western façade of the building is commended.

Yours sincerely,

Rupert Terry
Chairman

Redington Frogna! Neighbourhood Forum
<http://www.redfrogforum.org/>