

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/2087/P	Simon Edwards	25/06/2020 12:38:02	OBJ	<p>I am registering a second objection because my first submitted over a week ago has not been added to the online application file.</p> <p>The Design and Heritage Statement prepared by the Borough's agents is woefully inadequate in that it omits the history of the house.</p> <p>31 Daleham Gardens, originally called Stagshaw, dates from 1889 and was designed by the influential local architect Horace Field for Miss J. T. Ridley and her sister. Field exhibited a drawing of the house in the 1890 Royal Academy Summer Exhibition (cat no. 1671). The drawing was also published in the 1889 Annual Architectural Review (page 71).</p> <p>Miss Ridley was a suffragist who devoted her life to the furtherance of girls' education. With Frances Mary Buss she founded Camden School for Girls and was an assessor for Cambridge University, helping many less privileged girls to win places in a male-dominated institution. The money to build the house came from a legacy from her father, John Ridley, who is famous in South Australia for inventing a harrowing machine which saved the State's agriculture in the 1840's.</p> <p>Horace Field (1861-1948) lived at 30 Thurlow Road and Chestnut Lodge, Squires Mount and was one of Hampstead's best known Edwardian architects, locally designing Lloyds Bank, Rosslyn Hill and houses in Wedderburn Road, Lyndhurst Road, Lyndhurst Gardens, Gainsborough Gardens, Well Walk and Redington Road. His national works include the former York and London headquarters of the North Eastern Railway and many other branches of Lloyds Bank.</p> <p>Camden allowed another of Horace Field's houses to be demolished six years ago - The White Cottage, 18 Redington Road. To be fair to the Planning Committee, once again the Heritage Statement commissioned by the applicant failed to undertake adequate research and identify the architect. Now that the Borough have been made aware of the architectural and social history of 31 Daleham Gardens, it would be ironic if it gave itself permission to demolish a locally important heritage asset owned by the ratepayers.</p> <p>Furthermore, to quote from another objection: The application is contrary to the Council's own policies and also to national policies to which the accompanying Planning and Heritage Statement does not refer. It should, if not withdrawn, be refused permission principally for the fundamental reason that it is not part of a re-development scheme and is premature but also for conservation and sustainability reasons. The application does not put the planning authority in the position where it is able to assess the proposal and of its probable impact properly, as follows:-</p> <p>A1. Loss of the whole building - prematurity</p> <p>National and local planning policy supports refusal. A Planning and Heritage Statement which accompanies the application sets out some of the relevant national and local planning policies but omits paragraph 198 of the NPPF Guidance:</p> <p>"Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred." (A building in a conservation area is a "heritage asset" - see the Camden Local Plan (2017), policy D2.).</p>

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				<p>According to the Statement, "The proposed re-development of the site will be prepared once the building has been demolished, and therefore the site will not be undeveloped long-term." (para 2.2); and "Post-demolition, a boundary and hoarding will remain in place for a temporary period whilst a re-development scheme for the site is prepared. It is envisaged that it will only be a short-term period in which the site remains undeveloped.... the proposed demolition of the existing damaged building is merely a short-term/temporary situation for the site whilst a re-development plan for the site is put together (para.s 7.4, 7.5)</p> <p>The Heritage Statement also does not explain why the application for permission to demolish is not made as part of a single, comprehensive application for the site's re-development.</p>
2020/2087/P	Simon Edwards	17/06/2020 16:45:25	OBJ	<p>31 Daleham Gardens was designed by the architect Horace Field in 1889 for Miss J. T. Ridley. It was originally called Stagshaw. Horace Field exhibited a drawing of the house in the 1890 Royal Academy Summer Exhibition (cat no. 1671). The drawing was also published in the 1889 Annual Architectural Review (page 71).</p> <p>Horace Field (1881-1948) lived at 30 Thurlow Road and Chestnut Lodge, Squires Mount and was one of Hampstead's best known Edwardian architects, locally designing Lloyds Bank, Rosslyn Hill and houses in Wedderburn Road, Lyndhurst Road, Lyndhurst Gardens, Gainsborough Gardens, Well Walk and Redington Road. His best-known works are the former York and London headquarters of the North Eastern Railway and many other branches of Lloyds Bank.</p> <p>Camden allowed another of his Hampstead houses to be demolished six years ago - The White Cottage, 18 Redington Road, though to be fair they were not told it was by him when the application to demolish was made.</p>