
THE VICTORIAN SOCIETY
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Jaspreet Chana
Planning Officer
Camden Council
Contact Camden Reception
5 Pancras Square
London
N1C 4AG

Your reference: 2020/0625/P
Our reference: 157162

26th March 2020

planning@camden.gov.uk

Dear Ms Chana,

RE: 157162 Greater London, Gospel Oak, 20 Vicar's Road (late 19th century); application to demolish the building in order to construct a new dwelling.

We were notified of this scheme which was discussed by our Southern Buildings Committee. We **object** and offer the following comments.

The application notes that no. 20 had appeared on OS maps by 1895, but beyond this, there is little discussion as to a more specific date of construction, or a possible architect. In line with paragraph 189 of the NPPF we would expect either more information to be provided in order for the significance of the building to be adequately assessed, or a fuller explanation as to if and why this was not available (were the Parish Records consulted for example?). The building shared some features with the Vicarage which was designed by E.B. Lamb, yet no conclusive evidence has been produced either confirming that it was his design, or that it was not.

Leaving this point aside, no. 20 is still a charming and characterful building, and should be considered as an asset to the streetscape, adding variety in terms of scale and design when viewed in connection with the adjacent hall. It moreover forms an integral part of the historical setting of the Grade I-listed St Martin's and Grade II-listed St Martins Hall, remaining as part of the original religious grouping which once included the now demolished Vicarage. As such, it should be considered as a non-designated heritage asset, and we are therefore strongly opposed to the application to demolish this building which we view as lacking adequate justification. The presence of the empty plot to the east of no.20 highlights the needlessness of total demolition as a solution for more space, and we recommend that further explorations are made into the introduction of a sensitive extension on this plot.

The proposed development would moreover cause harm not only by necessitating the demolition of no. 20, but also through its design and scale which would have a detrimental impact on the adjacent hall and church, opposite. The existing no. 20 is modest in scale, and remains subservient to the hall, yet the proposed would rival the hall in terms of height and would obscure the prominence of this building. Additionally, the proposed attempts to reflect the whimsical nature of Lamb's design for St Martin's, and whilst this may be unobjectionable in other contexts, it is inappropriate in the context of this Grade I-listed church.

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I would be grateful if you could inform me of your decision in due course.

Yours sincerely,

Olivia Stockdale

Conservation Adviser