

Application ref: 2020/2577/L
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Date: 9 September 2020

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Montagu Evans
5 Bolton Street
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Refused

Address:

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

Proposal:

Erection of two three-storey (plus basement) dwellinghouses on rear part of car park as a side extension to Jack Straws Castle plus associated underpinning of adjacent basement
Drawing Nos: 1370-1E, 2D, 3O, 4A, 5B, 6A, 7; 10; 11; 2/2; 2/7; 06-681-200-01P;
Design and Access Statement dated March 2020 by Quinlan Terry; Planning and Heritage Statement dated April 2020 by Montagu Evans; Energy and Sustainability Statement dated April 2020 by XCO2; Structural Methodology Report dated Sep 2020 by Richard Tant Associates; Ground Investigation and Basement Impact Assessment report dated March 2020 by GEA; 4423-SM01A; 4423-SM01B; surface water drainage and SUDS strategy dated April 2020 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 April 2020 by Point 2 Surveyors; Archaeological Desk-Based Assessment dated March 2020 by ASE; Tree Survey Report dated Dec 2016 revised 13.3.18 by RGS; Preliminary Ecological Appraisal dated March 2017 by Greengage; Bat survey report dated August 2017 by Greengage.

The Council has considered your application and decided to **refuse** listed building consent for the following reason(s):

Reason(s) for Refusal

- 1 The proposed two houses, by virtue of their overall bulk, massing, height 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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Director of Economy, Regeneration and Investment