



HAMPSTEAD NEIGHBOURHOOD FORUM

3 March 2019

Planning Inspectorate

Ref : 3208686, Land adjacent to Jack Straws Castle, North End Way, Hampstead

When first proposed, the Hampstead Neighbourhood Plan (HNP) was an emerging plan. It since passed public referendum in June 2018 with an overwhelming approval rate of 92%. The turn-out was 22%, the highest of any neighbourhood plan referendum in the borough.

Policy DH2 of the HNP states that development proposals must seek to protect and/or enhance buildings which make a positive contribution to the Conservation area. The proposed development, by virtue of its scale, mass and strident neo-classical design fails to enhance the listed buildings to which it would be attached or the Grade II* Heath House across directly opposite.

The proposal disregards the established building lines formed by the Old Court House, set discreetly behind a garden wall, and the strong commercial presence of Jack Straws Castle, set hard on the pavement. Contrary to HNP DH1, the two proposed houses fail to respond sympathetically to the existing rhythm of the terrace by nearly joining Jack Straws Castle on the public pavement. Incongruous basement windows strike an urban note in this seemingly rural setting.

The proposal also fails to demonstrate that some public good would offset the harm that the extension would cause to the nearby designated heritage asset and therefore conflicts with NPPF, paragraph 196.

Through its mass and scale, the proposal will negatively impact views both looking into and out of Hampstead Heath and therefore is contrary to Camden Local Plan A2. Crossing Whitestone Pond walking northwards, one's view is directed toward Heath House with Jack Straws Castle rising on the left. Just beyond the Castle, the view the Heath opens up directly and one is drawn northwards toward the green. The proposal would diminish and constrict this view in both directions.

The view looking north from Whitestone Pond toward the direction of Heath House is also a protected view in the HNP.

We hope these policies will be considered when deciding this case.

Sincerely,

Janine Griffis
Chair, Hampstead Neighbourhood Forum