



HAMPSTEAD NEIGHBOURHOOD FORUM

Nathaniel Young
Camden Planning Solutions Team

13 March 2023

Re: 28 Parliament Hill, Planning Reference 2023/0396/P

Dear Mr Young,

The South Hill Park Estate Conservation Area Statement includes number 28 as making a positive contribution to the conservation area; however, this property, rebuilt following WWII bomb damage, fails to enhance the distinctive character of the street:

Parliament Hill is characterised by red brick semi-slanted steeply pitched roofs and stucco surround to doors and windows. The Gothic style roof form on these properties is much steeper and more conspicuous than the Italianate form used in South Hill Park, resulting in a distinctive 'saw-tooth' roof profile. Many of the front gables retain elaborately card badge boards, with its another characteristic feature of the 19thc Gothic Revival style.

We doubt very much had the rebuilding taken place after the conservation area was established that this flat front would have been permitted. All of the semi-detached pairs of houses in the area are symmetrical and number 28 should be harmoniously similar to its attached half. This disruption in symmetry mars the conservation area. Policy DH2 of the Hampstead Neighbourhood Plan states that development should take advantage of opportunities to enhance the Conservation Areas by protecting and, where appropriate, restoring original architectural features.

The proposed mansard roof accentuates further the height of the re-built façade and is radically unlike other properties on the street, greatly detracting from the conservation area and the characteristic roofscape of Parliament Hill. It is contrary both to DH1 and DH2 of the Plan.

We note that no mention is made of sustainable heating and cooling, though perhaps this is because whatever the applicant is planning needs no planning permission for this element.

Sincerely,

Janine Griffis

