



## HAMPSTEAD NEIGHBOURHOOD FORUM

Daren Zuk  
Camden Planning Solutions Team

26 May 2023

Re: Ref 2023/1906/P, 92 Frognal

Dear Mr Zuk,

The application proposes dramatically altering the street-facing roofline of a building recognised by the Hampstead Conservation Area Statement as making a positive contribution to the area. The proposal would not be a “small increase in the existing building roof height” as the proposal argues but would create an entirely new single storey, sitting well above the existing crenelated parapet and significantly altering the appearance of the heritage asset. In doing so, the proposal would be contrary to both DH1 and DH2 of the Hampstead Neighbourhood Plan.

Furthermore, the proposal would damage the streetscape and the setting of the listed assets on either side: the Grade GII\*-listed 94 and 94A Frognal (The Old Mansion) and the GII-listed 88 and 88A Frognal (see photos below). We are disappointed that the Design and Access Statement does not provide more information on the house itself and how it came to be built on what was the garden of The Old Mansion.

The current flat roof sits below the existing crenelations, heightening the appearance of a ‘fortified’ structure, similar to the façade of 94/94A Frognal. A mansard roof, rising above, would disrupt the illusion and diminish the unusual charm of the existing dwelling and harm the assets on either side.

The examples shown of other mansard roofs (no references given for where these are located) are of post-war houses, completely different in style and quality.

Overall, we find the application lacking in detail. The Design & Access Statement fails to consider the impact of the proposals on the wider area or on the house itself. The Heritage Statement argues the proposed extension would not affect the character of the existing building. We disagree. A mansard roof would be entirely inappropriate and harmful.

We recommend refusal.

Sincerely,

Alex Nicoll  
Hampstead Neighbourhood Forum



View looking south on Frognal, GII\* 94/94A Frognal, 92 Frognal, and 88 and 88A Frognal. The flat roof of 94 is echoed in 92, which completes the walled façade visually.



92 can be seen as an extension of the listed wall. The flat roof is integral to the streetscape.





A mansard roof on 92 would be out of scale to the listed cottages next door.



The flat rear façade of 94/94A Froggall



The west-facing facade