

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/1274/P	Stephen Hayward	27/06/2024 07:45:06	INT	<p>In considering this proposal one must ask whether there has been a failure in communication between the findings of the Heritage Impact Assessment, and the position of the Design and Access Statement. While the analysis of the manmade and natural assets of the conservation area is appropriately 'impartial' (re: the Historic England guidance), the rationale for the project is far more partisan. It seeks a precedent in one aspect of the conservation area- a 'pattern' of back-land development and garden outbuildings etc- that is of arguable quality-and relevance-, while its underlying imperative is to realise an opportunity, to 'greatly improve the offering' of a basement maisonette with access to a large garden in a 'prime location'.</p> <p>As noted by others this raises a major concern regarding precedent. Many, if not most of the listed buildings in the Hampstead conservation area could be described as 'compromised', if set against the expectations of an executive home, but that is the compromise which is necessary when choosing to live in a unique historical environment. If every householder set out to 'greatly improve the offering', by removing trees and encroaching on the gardens, the very qualities identified in the Heritage Assessment- the low density, the verdant aspect, the sense of place, the tranquility, etc- would be destroyed. This is why the alterations to Leigh House should be minimised.</p> <p>In practice this would involve the preservation of all existing trees; the omission of the garden structure altogether, and the extension of the basement flat along the least intrusive lines. In this respect it is notable that in responding to the feedback on an earlier application (2018, and Jan 2024), the architects have conceded the need to moderate the relative mass of the extension and to introduce a more sympathetic use of materials . It is to be hoped that any future iteration would continue in this spirit of moderation and respect.</p>
