



The Heath & Hampstead Society

P.O. BOX 38214 LONDON NW3 1XD

The Society examines all Planning Applications relating to Hampstead, and assesses them for their impact on conservation and on the local environment.

To London Borough of Camden, Development Control Team

Planning Ref: 2013/7987/P

Address: 59 Maresfield Gardens NW3

Description: Demolition. New 3-st plus basement house (revised).

Case Officer: Jenna Litherland

Date 3 January 2014

Once again we have to address ourselves to the redevelopment of this tiny site, following several previous applications, including 2011/4164 (our objections dated 16 Sept 2011, and 1 Febr 2012) and 2012/6795/P our objections dated 9 January 2013).

This proposal shows some improvement over the previous designs: notably the separation of the house from its terraced neighbour, and the reduction in basement depth. We also note that the applicant has made some effort in recognising the appearance and character of the Conservation Area; something he conspicuously declined to do previously. That having been said, however, the proposal is still unacceptable, for a number of reasons:

1. Overdevelopment.

It is still grotesquely too large, particularly vertically, for its small end-of-terrace size and location. This is a small-scale site, and its development must remain proportionately small. It is still a double-basement house, with excavation depths of over 8 metres. It still is trying to get “five gallons into a pint pot”, and would be excessively disruptive of the character of the Conservation Area.

2. Tree

The huge and immensely valuable lime tree on the street boundary would still be at risk, contrary to what the arboriculturist, predictably, says. It would still be required to hang precariously above 8 metres of excavation, and survive with much of its subsoil water diverted away. This is unacceptable.

3. The perforated decorative sliding screens are quite an interesting, though hardly original, concept; but why must their design be based on Victorian wallpaper patterns? With such a rich variety of decorative features in the neighbourhood—some of which are even illustrated in the D/A Statement—these William Morris-style cutouts are really inappropriate. A robust pattern, perhaps based on one of the *local* terracotta tiles from *local* houses could give the architecture of the house some affinity with its environment.

As it stands, therefore, we call for refusal.