



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: 2014/2295/P

Address: Flat 24 Bracknell Gate, Frognal Lane NW3

Description: Window replacements.

Case Officer: Emily Marriott-Brittan

Date 24 April 2014

This 1930's (?) block of mansion flats is of little architectural or townscape merit, and this proposal to replace one flat's steel windows with aluminium ones is not in itself likely to be very harmful.

However, we are concerned lest this is taken as a precedent for other alterations in other circumstances. Window or door replacements, balcony details, surface treatments, roof alterations etc etc undertaken individually by units within a unified whole could be very disruptive and damaging to the architecture of a building, or its setting in the Conservation Area. Precedents are frequently cited as justification for what otherwise would be unacceptable.

Such alterations can only be acceptable if *identical* to existing features, which this one plainly is not. Refusal would set a good example.