



# *The Heath & Hampstead Society*

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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: 2014/2047/P

Address: 17 Lyndhurst Terrace Elm Bank

Description: Extension.

Case Officer: Mandeep Chagger

Date 16 April 2014

Elm Bank has long been admired as one of the best houses in this part of Hampstead, a fine, beautifully proportioned example of Victorian classicism; locally listed. It would be a shame if its simple architectural form were to be compromised.

We make no comment on the planning or general form of this extension, but the design and detail of its new large East-facing window is out of scale and character with the house. It is drawn as if it were the gable-end of a projecting wing; it is not, and the size and proportions of the individual windows are all wrong. The ecclesiastical character of the upper window heads, and the absence of deep eaves overhang (such a fine feature of the existing house), add to this.

We hope that something simpler and more characteristic of the existing architecture could be negotiated? If not, we reluctantly must ask for refusal.