



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: 2014/4851/P 2014/5223/L
Address: 25 Oakhill Avenue NW3
Description: Basement and rear extension
Case Officer: Nanayaa Ampona

Date 17 Sept 14

This fine listed house, half of a pair designed by Charles Quennell, is one of the architectural gems of the Conservation Area. Its listing citation includes the wording: “..in a restrained Arts and Crafts style”; also that all its windows are designed with small leaded panes.

This proposal rides roughshod over all of this, seeking to impose a poorly designed, badly proportioned and detailed modernistic extension on this delicately crafted Quennell house, damaging its character almost to destruction. The crude all-glazed windows are as far dissimilar from the small leaded lights referred to in the listing document as can be imagined, and the very obtrusive brick flank walls facing adjoining houses disproportionate, overbearing and unfriendly.

The new dormer window (also unleaded) is jammed into a small area of roof slope, and is plainly out of scale and larger than necessary.

This really is not good enough for this listed building, or our Conservation Area.

Please refuse.