



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: 2014/5995/P 6187/L

Address: St Johns Church, Downshire Hill NW3

Description: Side extension.

Case Officer: Angela Ryan

Date 20 October 2014

St Johns Church is one of Hampstead's finest buildings, prominently sited, and rightly listed Grade 1. Any architectural interventions justify particular critical scrutiny.

This extension, although replacing a smaller extension in this corner of the site, would have a seriously damaging effect on the building, and its setting. It is relevant that the boundary railings are specifically listed, as well as the church itself, indicating that its immediate surroundings are considered part of the overall site architecture.

The extension is too big, and its architecture banal. The existing extension is insignificant in size and scale; this enlarged proposal would harm the proportions and scale of the main church building, both in plan and height. It would also occupy a significantly larger area of the landscaped surroundings, thus damaging the church's setting, and aspect from Keats Grove.

The architecture is fussy; its window/wall proportions and detail awkward, and would neither match the existing building, nor be subservient to it.

We are informed that the function of the extension, the formation of a meeting room and a caretaker's flat, could be satisfied by alterations within the fabric of the existing building (partly at crypt level), and the need for such an intrusive extension is questioned.

Please refuse.