



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: 2014/6545/P 2014/6610/L

Address: 34 Downshire Hill, NW3

Description: Rear and basement extensions.

Case Officer: Sally Shepherd

Date 26 November 2014

Any application for works involving a listed building merits close scrutiny; this fine house, in one of our principle and most beautiful roads, deserves only the best. Whereas some of this proposal is perfectly acceptable, we have to object to one important feature of the design.

The combination of the reconstruction of the 3-story bay window at the rear of the house, and the new conservatory, harms its architecture.

The tall bay-window extension, even though dismissed by the very distinguished Heritage consultant Donald Insall as being a later addition, and of no *historic* value, nevertheless contributes greatly to the character of the house; it has been discreetly and deferentially designed and detailed to compliment the host house, and its removal would be a loss. If it were to be replaced by a new extension of architectural interest, then there might be some justification—but that is not the case: the replacement is boringly ordinary.

When combined with the perfunctorily designed badly-proportioned conservatory, the overall damage to the architecture is considerable; just not good enough for a listed house in Downshire Hill.

It is interesting that Donald Insall in his Heritage Statement refers to the alterations as doing "...less than substantial harm..." He is being diplomatic, and perhaps not speaking his mind.

They can do better than this. Please negotiate; if unsuccessful, please refuse.