



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: 2014/6987/P Listed Bldg no?
Address: Capo Di Monte, Windmill Hill , NW3
Description: Alterations; Change of Use: 2 houses to one
Case Officer: Karen Scarisbrick Date 26 November 2014

Capo Di Monte is one of Hampstead's most charming and iconic small houses, sited almost secretly in Windmill Hill, away from public activity. Its listed status is as much to do with the famous people who have lived there as its outstanding C18 architecture. One of Hampstead's gems.

These proposals , to restore the house to its original single use, are to be welcomed.

However, one feature of the design would be a real shame: the proposal to demolish the octagonal "studio" at the rear of the house, and rebuild it in a different form, to create a new kitchen. The demolition and reconstruction would also mean the felling of a large, old, bay tree.

The Heritage Statement says that the studio is not original, but dates from a 1929 reconstruction; it regards it as "not unattractive", but of no historic significance. This seems a dry academic opinion; maybe it is not C18, but it is an elegant feature, and surely capable of conversion to modern purposes. Also ,the removal of the old bay tree, with its very old-established roots, would lead to the probability of ground movement (apart from the loss of a good tree).

We have to suggest a re-think of this aspect of the design, which would only add to the charm of this lovely house.

Please negotiate.