



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: 2015/0457/P

Address: 17 Branch Hill, NW3

Description: New house. Demolition of existing house..

Case Officer: David Peres Da Costa

Date: 24 February 2015

This replacement, of one house with another, both of modernist design character, would not seem to be controversial. We do, however, have comments:

1. The siting of the new house is significantly closer to the existing houses behind it, Nos. 1 and 2 Branch Hill, especially No. 1. An existing outbuilding, the use and nature of which is not revealed, would appear to provide screening,, but
 - a. the new house is higher than the existing, and
 - b. the outbuilding may be temporary, and removed in the future.There seems no reason why the new house could not be set back to the line of the existing; this would ensure that no overlooking or overshadowing would occur, beyond that which exists..
2. The architectural design of the house does not differ in style, or some degree of detail, from the existing, but the proposed rounded parapet walls would be a discordant feature, not sitting well in this part of the Conservation Area.
3. The BIA cannot be downloaded, and we cannot tell if adjoining buildings are adequately safeguarded.
4. The “Staff Bedroom” at basement level is wedged in with hardly any natural light or ventilation; surely well below acceptable Camden standards for habitable rooms.
5. The Tree Report is ambiguously worded, and several important trees, mainly on adjoining sites, are at risk from the basement excavations. This is not satisfactory.

Without modification, we call for refusal.