



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: 2015/0515/P

Address: 18 Fitzjohns Avenue, NW3

Description: Conservatory and balcony..

Case Officer: Tendai Mutasa

Date: 24 February 2015

The intentions expressed in the Design/access Statement with this application are fine, but the design of the proposals, and their presentation, do not live up to them.

This is a Locally Listed house, one (as the D/A Statement says) that has been little altered since its construction. Additions and alterations such as these should therefore match up to the original design in quality and character.

The design details are crude, missing much detail—for example, the construction of the new conservatory roof. We are most unhappy with the replacement of the original cast-iron balustrade panels with what appears to be a timber-framed railing with new balustrade.

This seems capable of modification to become acceptable, and we urge you to negotiate accordingly.

Otherwise, we must ask for refusal.