



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: 2015/0886/P 2015/1032/L

Address: Grove Lodge, Admirals Walk, NW3

Description: Extensions and basement

Case Officer: Gideon Whittingham

Date 6 March 2014

Grove Lodge is one of Hampstead's finest houses, listed for its architectural and historic importance, and a key component in the Admirals Walk/ Upper Terrace area, the very core of our Conservation Area, contributing much to the unique character of Hampstead.

An application of this nature, for a major scheme of addition and alteration, justifies very close examination, and assessment at a level higher than might apply elsewhere.

It is clear that the Applicants and their architect understand the importance of the house, and accept the responsibility of ensuring that only the very best will do on this site.

Our comments should therefore be read in that context. The design presented does rise to the occasion. We have to add, however:

1. The architectural detail of the extension seems unaccountably bland. No details are presented of elements such as the windows (perhaps they should be), but the absence of gauged brick lintel arches is strange. If the architecture is to "match", then it should in detail as well as proportion.

There seems to be a somewhat banal timber fascia above the ground floor extension which looks out of place.

2. The basement bedroom is poorly lit and ventilated, only from a very narrow light well; this cannot comply with Camden's standards.

3. There does not seem to be the required one metre depth of topsoil over the basement roof.

4. The Basement Impact Assessment makes the statement that it "takes full account of surrounding structures", but is not quite the assessment of likely neighbouring damage based on the Burland Scale that is now standard. Other houses are very close, and the reassurance that such damage would be at the lower end of this Scale would be helpful.

We hope that these relatively minor points can be addressed before a decision is made.

