



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: 2015/1137/P 2015/1432/L

Address: 18 Rosecroft Avenue , NW3

Description: Front, side and rear extension; replacement of pitched roof.

Case Officer: Tania Skelli-Yaoz

Date 31 March 2015

This house is curiously located on a cramped triangular-shaped site, and is unusual in architectural form. It is, nevertheless, listed Grade 2, designed by C.H.B. Quennell, and must be respected accordingly.

We must object to these proposals, on these grounds:

1. The removal of the pitched, hipped, roof, and its replacement with a banal flat roof, immediately changes the whole character of the house, so that it would be unrecognisable as a Quennell design.. We wonder if the applicant or his designer has any idea who Quennell was: the Design/Access/Heritage Statement does not even mention him, and suggests that the house is “ attached to No 18, a listed building”. The Statement begins: “The building is a brick-built house.....”, just like any other, and it is apparent that there is no appreciation of its merits.

The fact is that, attached to the main house No 18 next door, it is part of its curtilage, and is listed.

This effective destruction of the character of a listed house is unacceptable, and is not compliant with your policies, especially DP25.

2. The house that would remain after the removal of its roof would be extremely ordinary, of no character, and not appropriate in the Conservation Area. It would (even if its actual listed status was set aside) be a poor setting for the indisputably Quennell house to which it is attached.

Please refuse.