



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: 2015/2089/P 2015/2109/L

Address: 11 Roslyn Hill, NW3

Description: Basement and other extensions.

Case Officer: Rob Tulloch

Date 29 April 2015

This superb 1770 house is one of Hampstead's hidden masterpieces, hardly seen by passers-by, wedged in by the side of Waterhouse's High Victorian Methodist Church (now Lyndhurst Hall).

Its setting is saved from complete domination by the giant Waterhouse building by the small open garden areas around it, which give it space to breathe.

It still retains the genuine flavour of the C18, relatively untouched by the vulgar excesses of the 21st century. Its listed status is truly appropriate.

This application would destroy that character, by adding further structures onto this small site, crushed into those precious open spaces, and endangered by the huge basement under most of the site. No doubt internal alterations would also harm its unique character.

The new octagonal extension at least has some architectural merit, though not of C18 character; the other one is banal, aping the style of the house, but doing it badly.

The basement, whose construction would devastate the site, is far too big, and would not be acceptable under the Draft Local Plan now out for consultation. There are precedents for Draft Plans to be used in determining applications, especially in relation to listed buildings, and we urge you to consider using it here.

The Basement Impact Assessment states that damage to adjoining buildings would be no more than Burland Scale 2. This is too much, with unequal listed buildings on each side; one dating from the C18, no doubt of rustic character, the other of late C19, carrying a huge load. We cannot afford to see either damaged in any way.

If we must accept the so-called "modernisation" of this beautiful listed house, by the addition of swimming pool, gymnasium and cinema, then it must be done more sensitively than this.

Please refuse.