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: 2015/2026/P
Address: 41 Frognal, NW3
Description: Basement and extensions.
Case Officer: Zenab Haji-Ismail Date 29 April 2015

This fine modern house, designed in 1968 by Alexander Flinder, has a character beautifully adapted to this extraordinary site, whose trees and garden (especially its spring flowers) are one of the sights of Hampstead. Its horizontal emphasis and simple unassuming materials. mainly brickwork, are typical of the best of its period. It is Locally Listed, having a good mention in the Conservation Area Statement and by Nikolaus Pevsner in the Buildings of England. It ought to be listed statutorily. The applicant's Heritage Report sneeringly dismisses it as "derivative"

This proposal for its enlargement—actually its doubling in size—is directed towards maintaining its character. If that was achieved, then it would do a service to the character of this part of Hampstead. Unfortunately it does not. Its enlargement from 2 to 3 stories, and the adding of an obtrusive wing forward of the South end of the house. damages it. The incorporation of trendy copper cladding, meretricious detailing and ever more glass turns it into just another Hampstead rich-boy's mansion.

The basement is as large as the existing footprint, in fact larger, and would not comply with the Draft Local Plan now under consultation; a case for advanced action?

It is the garden and its trees and flowers that will suffer the most; the basement construction would see to that. The Tree Report, as ever, promises all will be well: we doubt it , and our Tree Officer will be looking at it critically. And the wonderful spring flowers on the grassy slopes of the front garden? Not a word about them; the will be an irreplaceable loss to Hampstead.

As things stand, we must call for refusal.