



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: 2015/4373/P

Address: 13 Kemplay Road, NW3

Description: New house.

Case Officer: Rob Tulloch

Date 9 September 2015

We do not object in principle to the demolition of the existing house at 13 Kemplay Road, although it forms part of an existing terrace; it is of little architectural or conservation value.

The proposed new house, however, is not an adequate replacement on this important site, adjoining the access road to the Rosslyn Hill Chapel, for these reasons:

1. Detachment

Its detachment from the existing terrace is disruptive to the character of Kemplay Road, seeking to set it apart from the present modest terrace, with contrasting form, details and material colours.

2. Architecture

The best that can be said is that it is banal, unassuming, of no particular style or character. It would contribute nothing to the character of the Conservation Area.

3. Car parking

We object strongly to the creation of a new off-street car parking space and crossover. This would not only add an ugly car to the streetscape, but also sterilise front garden area and green space. Additionally it would be contrary to Camden policies on carbon reduction; there is no reason why this could be retained as a car-free site.

4. Crossover

The siting of the crossover directly adjoining the Chapel access road would lead to traffic and road safety problems, for vehicles and pedestrians.

5. Basement Impact Assessment

This makes no reference to potential damage to adjoining properties, particularly no. 15 Kemplay Road, by Burland Scale assessment or otherwise. It should do.

Please refuse.