



# *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: 2015/4748/P      2015/5275/L

Address: Vine House, Hampstead Square, NW3

Description: Replacement garage and ancillary flat

Case Officer: Kate Phillips

Date 21 September 2015

Vine House is one of Hampstead's most notable C18 period houses, listed Grade 11, and any application for development on its site justifies close scrutiny.

The existing garage is of little architectural or conservation importance, and its demolition is no loss to the Conservation Area.

We note the detailed information provided on the history of the house and its outbuildings; the proposed new garage and "granny flat" would not present any historical problems in principle. However, the design of the new wing is not, we believe, appropriate in the curtilage of this fine listed house.

Two features of the design are just not right in this context: the roof, and the windows.

The roof, detailed with minimalist verges and gutterline, is gabled, not hipped as the existing house, and set at a different, lower, pitch (about 30 deg, as opposed to 45 deg). It seems incongruous and banal.

The windows, designed to a larger scale and different proportions to the main house, with plainly C20 glazing bars (or none at all), also seem quite out of place.

The extension is sited very close to the existing house, and would clearly be seen as part of its overall setting. This design is inappropriate: not because it does not attempt to imitate the C18/C19 style of Vine House, but because it takes insufficient account of its proportions and architectural image.

We ask for a second look to be taken at this design; otherwise, we must call for refusal.