



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: 2016/0231/P

Address: 26 Rosecroft Avenue, NW3

Description: Basement and extensions...

Case Officer: Tessa Craig

Date 8 February 2016

Although this house is not statutorily listed, it is listed in the CA Statement as contributing to CA character; it was clearly designed under the architectural influence of CHB Quennell. Its contribution to the CA has therefore to be considered.

The design of the rear extension, despite the reassuring words in the D/A Statement, clashes badly with the distinctive architecture and detail of the rest of the house; large unbroken expanses of glass form no part of this concept. Harm would be done to the character of the CA.

At basement level, light and ventilation would not be provided to the bedroom and other habitable areas by the tiny inadequate light wells; this is not good enough.

Please refuse.