



# *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: 2016/1015/P

Address: 24 Redington Gardens NW3

Description: New house, including basement

Case Officer: Zenab Haji-Ismail

Date 8 March 2016

We have no comment on the demolition of the existing house.

We oppose the proposed new house, on these grounds:

### 1. Architectural Design

Its design is over-scaled, of excessive height for a 3-story dwelling, and relates badly with adjacent houses. The windows are poorly proportioned, with too much unrelieved glazing.

The Conservation Area is noted for its Arts and Crafts-style architecture; this design neither respects this, nor offers an acceptable architectural contrast that might contribute to the character of the area.

Policy DP24 calls for a high standard of design, especially in our Conservation Areas. This proposal fails this test disappointingly.

Suggestions are made that the house might relate to that of a permitted design on the adjoining site, 25/26 Redington Gardens, should this be built. This is a hypothetical suggestion, and should be disregarded.

### 2. Size of Basement

Policy DP27, and Guidance Note CPG4 set limits on the extent of encroachment of basements into garden areas, and on basement depth. This proposal exceeds both, especially on depth; its 6.5 metre depth (plus additional depth for the swimming pool) is more than double the specified 3 metres limit.

### 3. Basement Impact Assessment

No assessment is made on the predicted damage the basement excavation would cause to adjacent properties, beyond the vague statement that it might be “within normally acceptable limits”. This is not good enough; a Burland-scale assessment is required.

Please refuse.