



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: 2016/0714/P

Address: 8 Langland Gardens, NW3

Description: 2-story side extension

Case Officer: Rob Tulloch

Date 28 March 2016

We are all in favour of good modern design in Hampstead, where it is in context with adjoining buildings and the street environment; there are many examples where this has been achieved successfully.

This proposal, however, does not fall into that category. The architect seems to have gone out of his way to turn his back on all the considerable virtues of the existing house, and the streetscape of Langland Gardens, in form, proportion, scale, materials and colours, so that this extension should proclaim itself the antithesis of their character.

The size and proportion of the windows, with very large areas of unscreened glazing, is quite out of scale with all surrounding windows, and the selection of dark purple plastic slabbing as the principal cladding material are particularly inappropriate.

In short, the design is completely out of context with the character of this part of our Conservation Area, and would stand out as a conspicuous eyesore.

The Basement Impact Assessment also makes no explicit assessment of the possible damage caused by the basement excavations on adjoining buildings; this is necessary.

Please refuse