

25th August 2016

FLAT 40 B HOLLYCROFT AVENUE 2016/3691/P

On behalf of Redington FrognaI NF I wish to object to the above referenced planning application.

Number 40 B Hollycroft Avenue is listed as making a positive contribution to the Conservation Area. The house, designed by William James King is featured in Victorian and Edwardian Hampstead by Alistair Service and is regarded as a local heritage asset.

Extensions and changes to buildings of local importance should be an opportunity to restore original character and detail unfortunately these proposals do not. The rear extension, with prominent glass doors dominates the host building and spoils the architectural integrity.

The previous approval for extension to the Summer House has expired as no evidence is given of work commencing. The applicant is not so much proposing a "Summer House " but is in effect building a second house in their garden which could be used as self contained residential accommodation. Please ask the applicant to confirm that the "Summer House" is not going to be used for residential accommodation as I am sure neighbours will be concerned by this.

The design, scale (a 50% increase) and materials being proposed for the "Summer House" are insensitive to the original house, in particularly the brickwork being proposed in not in keeping with an Edwardian home, King's design and is alien to the Redington FrognaI Conservation Area.

The amount of glass used in both the extension and "Summer House" will increase artificial light is obtrusive to neighbours and idetrimental to biodiversity.

Redington FrognaI NF also objects to the garden loss which will result from these proposals.

This application fails to meet the standards set out in DP24, DP25 and DP26 and ignores the provisions of the Conservation Area Statement.

Please refuse.

Penny Davis
Vice Chair