

Dear Mr Fowler,

We refer to our previous objections relating to the proposal to demolish 29 New End (the nurses home) and to replace it with a larger building involving a deep basement excavation.

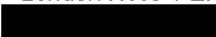
We now write in connection with Application 2016/6205/P to remove two buttresses on the boundary wall between 29 New End and Lawn House and to replace them with smaller new buttresses.

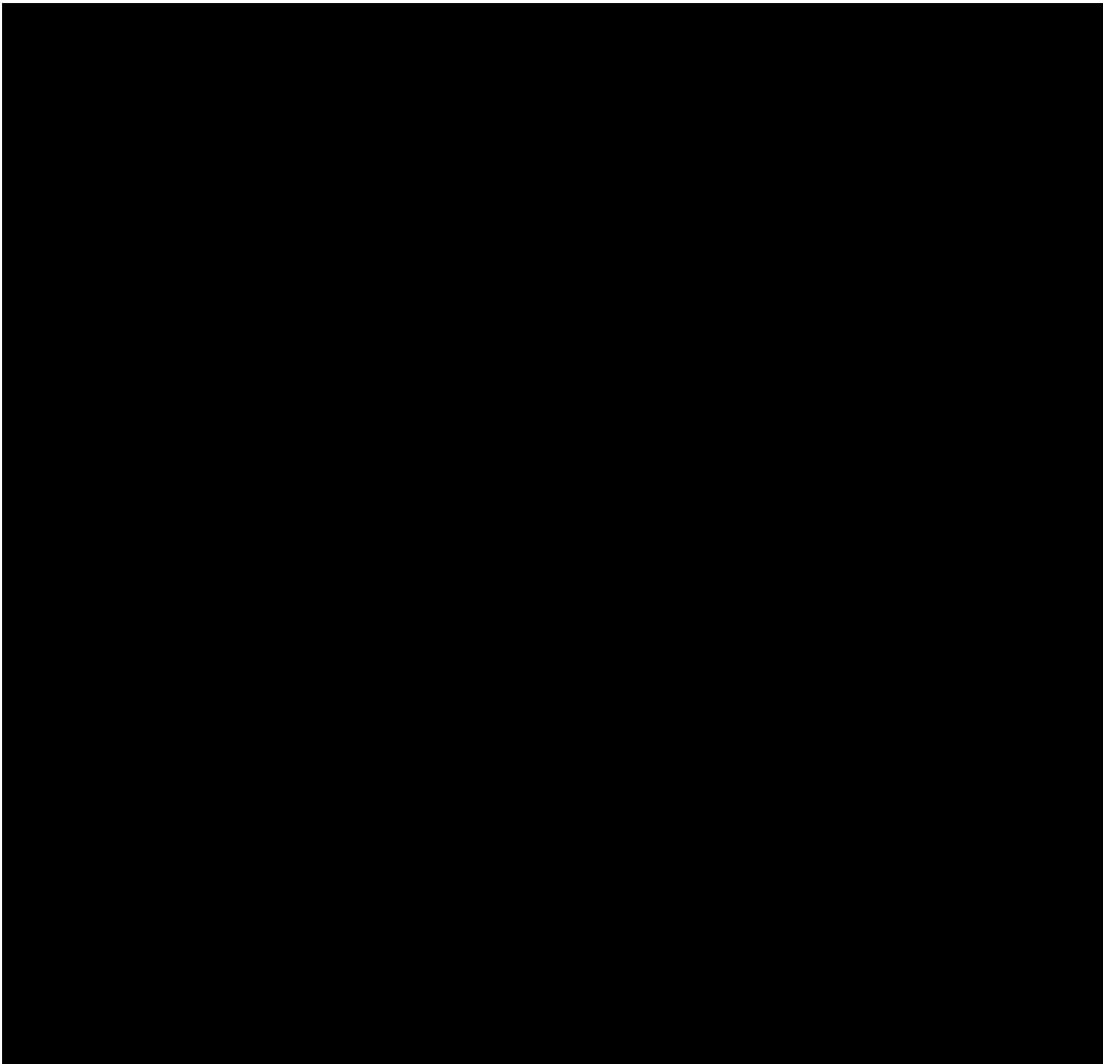
We object to this application on the ground that the buttresses are listed by virtue of their attachment to a listed building and on the further ground that the buttresses perform a vital structural role.

Given that neither of these facts is apparently in dispute, we cannot see how the application can be justified. The applicants presumably wish to increase the site area available for the proposed new building. We do not see how this can be relevant but, in any event, the amount of extra space which would be vacated as a result of the replacement of the old listed buttresses with new ones would be insignificant when compared with the vast area of the site currently available for redevelopment.

Yours sincerely,

Anthony and Jo Diamond  
1 Cannon Place  
London NW3 1 EH





Dear Mr Fowler,

I would like to object to the application 2016/6205/P to obtain listed building consent to remove the buttresses in the above application.

My reasons are the following:

These structures are grade II listed.

I understand the buttresses perform a vital structural role.

The buttresses are differing in size, shape and age, which contribute to the character of the 18th century wall, and are a vital feature in Hampstead Square (in the heart of Hampstead Conservation Area).

I do not see the merit in removing the buttresses. It is a very large development which naturally has the option of redesigning the basement so that this listed heritage is not destroyed. The destruction of this piece of history is easily avoidable and therefore cannot surely be justified.

I understand that the proposed 8000 sq ft excavation would not be permissible under Camden's revised basement guidelines as it is too large and too deep. Given this, it is surely a step too far to accommodate the

works further and impose an even heavier price on this historic neighbourhood! The balance between development and conservation naturally needs to be struck, but to favour development so that an 8000 sq ft basement does not need to be made smaller, simply cannot be in the public good.

Yours sincerely,

Charlotte

Charlotte Worden

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