

Lower Elm Lodge
2 Elm Row
NW3 1AA
1st December 2016

Attention: Camden Planning Department

Objection to Planning Application 2016/6205/P

Proposal to Remove Listed Structures at 29 New End

Dear Mr Fowler

I am writing to object to the above application for consent to remove the buttresses and lightwell at 29 New End, the Nurses Home.

The applicant states that the buttresses have insignificant architectural interest and that the landscape would benefit from them being rebuilt uniformly.

This is not the case. The buttresses are grade ii listed and their variety in size, shape and age contributes to the special characteristics of both the wall and Lawn House. The wall is also a very important feature in Hampstead Square one of the most important parts of Hampstead Conservation Area. They would not benefit from modern rebuild and to make them uniform would be a material change for the worse.

The reasons given for the removal of these listed structures is to facilitate piling and laying down foundations for the largest basement ever built in Hampstead. This alone is not justification. If the basement can not be built without removing listed structures then perhaps it should be smaller. This excuse also seems disingenuous given that the original plans were for a larger basement which required removal of the buttresses. This clearly is not coincidence. This is a move to enlarge the basement.

I would like to remind Camden of the duty to ensure that heritage is preserved and that no damage is done to neighbouring property. This is hugely unpopular development that should not be allowed further amendments to make it an even greater imposition upon the area.

Yours sincerely



Alysa Rosenfeld