



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: 2017/0728/P 2017/0750/L

Address: 1 Lyndhurst Terrace NW3 Old Conduit House

Description: Conservatory

Case Officer: Kristina Smith

Date: 5 April 2017

Old Conduit House is a landmark of idiosyncratic Victorian architecture, and one of Hampstead's most singular houses. Its listed status reflects this. Its preservation is of prime importance to Hampstead, and its character must be maintained fully.

For this reason, any proposal to alter it, or add to it, will be scrutinised meticulously.

Glazed conservatories, such as this one now proposed, were in the late 19th century quite well-recognised elements architecturally, especially in conjunction with such eclectic designs as Old Conduit House, but they were carefully created as integral features in the overall architecture. They were usually conceived primarily as plant conservatories or hothouses, rather than as leisure spaces.

We do not exclude the possibility of adding such a space in this location at Old Conduit House, but its design must be carefully related to the architecture of the house, and detailed accordingly.

This proposal does not meet up to this standard. The drawings are sketchily presented, hardly readable, no detail is provided, no illustration of the contextual relationship between house and conservatory is given, and the historical background to the existing house is not covered in more than a casual way in the Heritage Statement.

You, and we, need far more than this in order to assess the design. If not forthcoming, we will have to call for refusal.