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: 2017/1781/P

Address: 20 Frognal Gardens NW3

Description: Garden building

Case Officer: Tony Young Date: 31 March 2017

Garden buildings/summerhouses of this general description are often quite acceptable, but not when they are located in the front garden of the property.

This proposal is for a large building, 4.9 x 3.9 x 2.8 ht, and potentially very obtrusive, close to the street boundary, and the adjoining house.

The applicants make the point that it would be screened by the existing high hedges which surround the garden, and thus be invisible. This might be the case at the moment, but there is no guarantee that the hedges might not be cut down or reduced in height in the future; they are indeed very conspicuous, and might not please a future owner, or one next door. Temporary screening of this nature cannot be considered permanent elements in a Planning decision.

Please refuse.