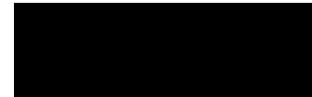


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Sofie Fieldsend
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21 August 2017

Dear Ms Fieldsend

Re Planning Applications 2017/3595/P and 2017/4267/L

24 Perrins Walk is a 3-storey house with slated roof, listed as Grade II by Historic England: a very rare example of gothic architecture in the Hampstead Conservation Area.

Front Elevation

Shown below from left to right is (a) a photograph of the front of the building (b) the supplied Existing Elevation and (c) the Proposed Elevation. The drawings show that the new roof floor/terrace is not in keeping with the existing listed gothic building, **and** that the addition results in an unacceptable change to the front elevation proportions.

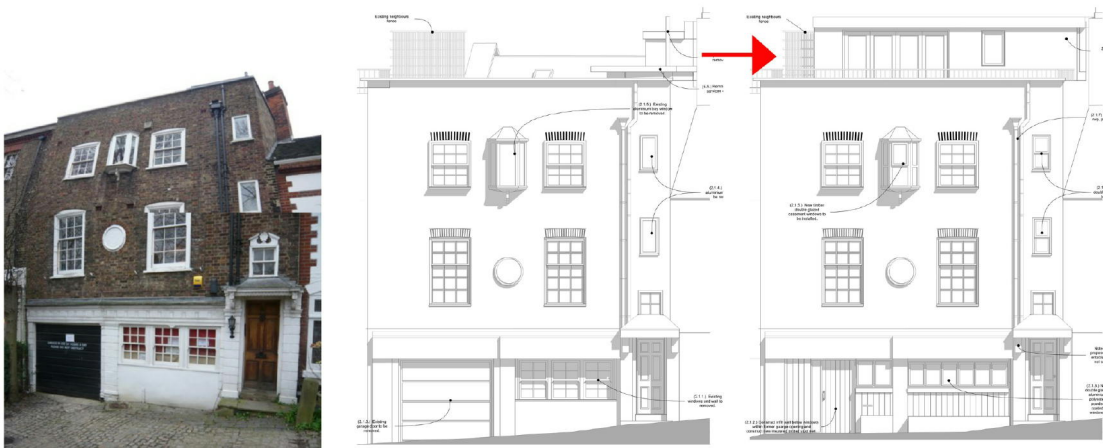


Photo of Existing Front

Supplied Front Elevation

Proposed Front Elevation



Note that page 20 of the Design and Access Statement states that “*all front elevation decorative details, pilasters and entablatures will be retained, but that the drawings do not reflect this*”. The architrave around the front door is quite intricate (see left) but it is drawn in a much more contemporary style (see above). If the elevation had been properly drawn, the contrast between the existing and proposed would be much starker.

The replacement of the sash windows with modern windows is unsympathetic to the character of the listed building.

Rear Elevation

The drawing shown below compares the existing rear elevation to the proposed new rear elevation, and shows how the increased roof height unacceptably changes the rear proportions of this listed gothic building.



Supplied Rear Elevation

Proposed Rear Elevation

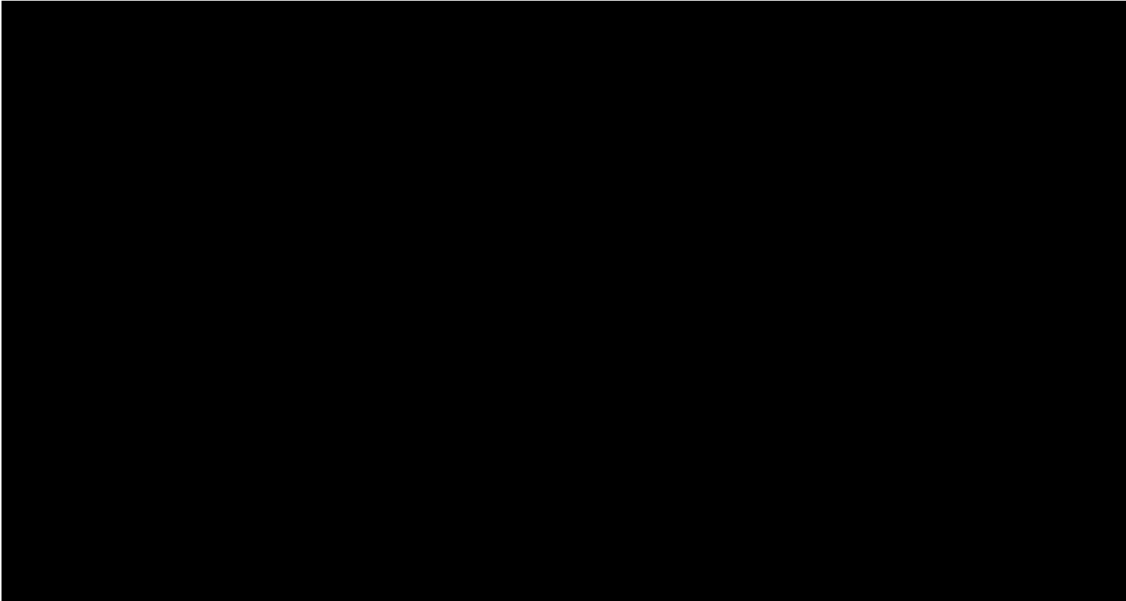
Conclusion

The addition of a new roof floor / terrace and the removal of sash windows is not in keeping with the existing listed gothic building, **and** that the addition results in an unacceptable change to the front and rear elevation proportions, results in significant harm done to the significance of the listed building, and the application should be refused.

Yours sincerely

[Redacted Signature]

David Milne



I am writing to comment on applications 2017/3595/P and 2017/4267/L for 24 Perrins Walk. I am the owner of 24 Church Row, the house at the other end of the garden from 24 Perrins Walk. I feel that the replacement of the sash windows with modern windows is unsympathetic to the character of the rest of the listed building and it would be better to retain the existing windows, although the removal of the garage door would be an improvement to the appearance of the listed building.

Secondly, while I am sympathetic to improving the top floor of the house, it would be preferable if any increase in height could be minimised, as the proposed new roofline alters the building's proportions and harms the special interest.

Kate Gavron