



The Heath & Hampstead Society

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: 2018/1341/P

Address: 43 Hampstead High Street NW3

Description: Rear extension

Case Officer: Patrick Marfleet

Date: 29 May 2018

This proposal, at first glance, looks inoffensive and similar in general design to many others.

However, examination of the site, and its context, presents a very different picture. No 43 is not a listed building (as the applicants emphasise in their D/A Statement), but it forms part of a very crucial composition, at the corner of the High Street and Flask Walk. *It is locally listed, contrary to the applicants statement*; i.e. it makes a positive contribution to the character of central Hampstead. See the Conservation Area Statement page 52. You will know that such locally listed buildings need to be given special Planning consideration. This corner of our Conservation Area has great significance, being featured historically in many pictures and photographs of Hampstead over the past 250 years, as Janine Grifis has so clearly set out in her recent letter of objection from the Neighbourhood Forum.

This proposed extension, taken together with the crucial views down Flask Walk, would obscure and distort the architecture of the cottages in Flask Walk, and harm the character of this archetypal corner of Hampstead. It really must not be allowed to damage this National asset.

Please refuse.