



## *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: 2018/2219/P 2018/2472/L  
Address: South Lodge Heathside NW3  
Description: Replacement rear extension; basement  
Case Officer: Alyce Keen Date: 5 June 2018

South Lodge is one of Hampstead's most notable and beautiful houses, listed Grade 2. It adjoins Hampstead Heath, although little of it is publicly visible. It is a fine example of charming C18 Georgian architecture (1784), remaining surprisingly intact over its 200 year-life, and is one of our Conservation Area's jewels. Many of its important original features remain to be seen and enjoyed; it sits in a large garden, which screens much of it from the Heath.

The existing rear extension, built in 1972, does not begin to do it justice, and its demolition will be welcomed.

The replacement extension, set on the same footprint, should therefore offer a great opportunity to improve and enhance the original house. Regrettably, it does not.

The concept of designing extensions to fine old buildings, by using modernistic features, is a good one, provided the old and the new are set apart from each other to maintain their distinctiveness. This general approach is adopted here, but the new architecture is not up to the job; it is a banal composition of metal and glass, with a flat overhanging roof, detailed with little sensitivity, and lacking scale and proportion.

South Lodge is too important, both locally and nationally, for this second-rate design.

Please refuse.