

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/3493/L	Helen Andrews	01/08/2018 16:17:49	OBJ	<p>The application for redevelopment of an existing conservatory includes a significant increase in built up space and a structure which is entirely out of keeping with the listed buildings in the area. These comments are in response to the application and supporting documents, 'Design and Access Statement' reports.</p> <p>Design and Access Statement 22nd June 2018</p> <p>As noted, "The area is of significant architectural and historical interest, and features a number of other Grade II listed buildings in close proximity to 5 Gainsborough Gardens". There is not a single modern glass and steel structure in the sightlines of Gainsborough Gardens and this application should be rejected in order to preserve the integrity of these important buildings. In addition the plan of the ground floor is misleading as it does not accurately show the beautiful listed wall.</p> <p>The report states that the improvements are needed in order to improve accessibility as the owners get older. It is difficult to see how this statement is justified as access to the existing conservatory could easily be improved without increasing the size of its footprint and creating a new extension.</p> <p>The existing conservatory is not original however the conservatory blends in with the neighbouring properties. The new proposal does not. Number 5 is already very large for the plot it stands in. The new extension together with the pergola increases the size of the built up area and impinges on the adjoining Georgian property. The extension an pergola will increase the built up space and occupy an excessive part of the garden.</p> <p>On page 8, it is proposed to use Corten steel as an external cladding material "which provides a sympathetic contemporary aesthetic against the existing red brick and fishscale red tiles on the upper floors". On page 13 the architects admit that Corten steel is "interesting and unexpected". Corten steel does not appear in any of the surrounding streets and is completely unsuitable for use in Gainsborough Gardens which is part of a uniform scheme from the 1890's and where every house is listed to preserve the unique character of the street.</p> <p>The Design and Access Statement does not mention protection for the beautiful boundary wall around the garden in which the conservatory stands and it is difficult to see how the new extension can be constructed without damaging the exceptional, listed wall.</p> <p>Design and Access Statement 19th June 2018</p> <p>It is not clear from this statement how the improvements sought would make the house suitable for accommodation for a wheelchair user.</p> <p>Conclusion</p> <p>In our opinion the extension will negatively change the character, history and nature of the existing building on the site causing harm to a listed asset</p> <p>The extension proposed compromises the architectural consistency of Gainsborough Gardens and impacts negatively on the adjoining listed Georgian house which is one of the most beautiful in Hampstead and indeed London.</p> <p>The proposed increase in extension size is likely to reduce privacy, detract from neighbours' outlook and any damage to the existing listed wall will negatively impact on Gainsborough Gardens, Hampstead's only garden square consisting of listed houses.</p> <p>We request that the proposed extension be refused because by its design, it would fail to preserve and enhance the Hampstead Conservation Area contrary to policies D1, D2 in the Camden Local Plan which requires the council to ensure that development: respects local context and character; preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage; and comprises materials that complement the local character.</p>

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