



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: 2018/1295/P 2018/3816/L
Address: 35 Templewood Avenue NW3
Description: Demolition and reconstruction of swimming pool
Case Officer: Laura Hazelton Date: 29 August 2018

This group of buildings is one of Hampstead's iconic architectural gems, and is listed accordingly. Originally part of the large house designed by James Gowan, influenced strongly by the work of James Stirling, built shortly after the practice of Stirling and Gowan was dissolved. The swimming pool, with adjoining wings of accommodation, was separated from the main house; we note that Planning permission has been given for some of this to be enlarged and converted into flats.

The pool nevertheless stands alone as part of the original architectural composition. We are told that it has been allowed to decay, with some evidence of structural leakage, making it unsuitable for swimming use. A somewhat ambiguous structural engineer's report describes the leakage, but with no indication on whether or how the damage can be repaired.

The current owner now wants to demolish the pool, and rebuild it (largely but not fully, in replica), elsewhere on the site. No evidence is offered on the issues arising from a repair/refurbishment option.

It is clear to us that rebuilding the pool in the new location would harm the important relationship between it and the original house, damaging the listing criteria.

We note that both Historic England and the C20 Society oppose the application. We support them, particularly the scholarly comments by the C20 Society in their recent letter dated 14 August 2018.

Please insist that the applicant goes back to the drawing board, and refuse the application.