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: 2018/4295/P

Address: 10 Lower Terrace NW3 6RR

Description: Formation of a 2 –storey side extension

Case Officer: Nora-Andrea Constantinescu

Date of registration: 15th October 2018

The proposals are poorly presented, and need to fully show their context on drawings. Photos of the site and buildings are also needed to help understand the particular character of the existing setting & buildings.

The Design & Access statement lacks illustrations and makes reference to historic material which is not shown. The argument is hard to follow and need needs to be explained more clearly with supporting drawings and images

The proposal attempts to respond to the advice in the Pre-app report, but we don’t believe it would appear subservient at all (though that may not be a problem if the design is of sufficient quality). The design itself is potentially quite characterful and potentially could work in its context, but would need careful detailing. The extension would become a prominent element of the composition; if poorly executed the finished building could appear clumsy and laboured and so out of character with the rest. This site requires an accomplished design and good quality execution to achieve a suitable addition to the existing house.

Please refuse – unless considerable improvements are made to the proposal.