

# CONSULTATION SUMMARY

## Case reference number(s)

2019/3310/P

## Case Officer:

Rachel English

## Application Address:

Vine House, 6 Hampstead Square  
London NW3 1AB

## Proposal(s)

Removal of existing plant room and greenhouse and erection of replacement single storey garden house building. Replacement of existing window on west elevation with doors. Construction of bin store.

## Representations

<b>Consultations:</b>	No. notified	0	No. of responses	2	No. of objections	1
					No of comments	0
					No of support	0
<b>Summary of representations</b>  <i>(Officer response(s) in italics)</i>	<p><u>Hampstead CAAC</u> comments that “the doors fenestration is too fussy in relation to the other glazing. Otherwise no Objection to the proposal.”</p> <p><u>Officer response</u></p> <p>The glazing would follow similar patterns to the existing building. Views of the extension would be limited from the public realm. The scheme has been revised to include timber framed windows which better relate to the host building.</p> <p>The <u>owner/occupier</u> of an unspecified address have objected to the demolition of the glass house on the following grounds:</p> <ul style="list-style-type: none"> <li>The glasshouse is a light, airy addition to Vine House. It is in excellent condition and due to its listed status was built like-for-like several</li> </ul>					

years ago.

- The proposed demolition and rebuild of this into a brick structure is hugely different from the existing and would detract from the open green view to Hampstead Square and from houses in Hampstead Square back to Vine House.
- It does not make sense having a single story brick protrusion from the side of the house such as that being proposed. The extension on the north side as previously agreed in a previous planning application makes much more architectural sense.

Officer response

The Council's Conservation Officer considers that there is some architectural merit to the glass house and it complements the existing building. However, the significance of the principal buildings is not derived from the extension; the demolition is therefore considered acceptable.

The proposed extension is slightly bigger than the existing extension and is accessed through a reinstated doorway from the main house. The location, footprint and size of the extension remain subordinate to the main house. The design and materials are sympathetic to the house. The timber boarding matches other ancillary buildings on the site, creating some unity, and also ensures the extension does not compete with or draw attention from the principal building. The timber windows and doors and lead roof are all inkeeping with the age and aesthetic of the main building. Thus it is considered to be an appropriate design for the Grade II listed building. The proposals would preserve the character and appearance of the host building and Hampstead Conservation Area. Views of the extension from the public realm would be limited due to the existing boundary wall.

**Recommendation:-**

**Grant planning permission and grant listed building consent**