

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/5835/P	[REDACTED]	12/01/2020 09:43:55	COMMENT	<p>A demolition and new build in a special CA needs to enhance and conserve and with listed buildings settings involved this test needs to be particularly strong. I lose the view of St Stephens grade 1 listed church from my listed home, a church that can be seen from many aspects of Hampstead including from Hampstead Heath.</p> <p>The streetscape on this wing of the road is uniformly mainly listed grand old buildings with discreet subordinate more modern dwellings at 4a and 4b and anything conspicuous would alter that. As this development is on the edge of a 180 degree bend in the road it is conspicuous from the street particularly from the approach from Roslyn Hill. The height and build of part of the dwelling closer to the boundary wall with the footpath together with the reversal of the relationship with its semi detached neighbour all draw attention and are an inappropriate design. It is therefore hard to argue other than that the streetscape settings of the listed buildings would be harmed on conservation and heritage grounds.</p> <p>If 4a and 4b were both demolished then a more harmonious low built lateral dwelling could be put in place but that is not what is being considered. Here if the basement only were allowed and the footprint of the new build did not exceed the existing one this would add an ample 47% to the GIA of well lit space and potentially an improved aspect from the street.</p>
