

FLASK WALK NEIGHBOURHOOD ASSOCIATION NW3
(representing the interests of residents of Back Lane, Boades Mews, Flask Walk, Gardnor
Road, Lakis Close, Lutton Terrace, Mansfield Place, Murray Terrace,
New Court and Streatley Place)
flaskwalkna@gmail.com

Mr. Ben Farrant,
Planning Solutions Team
London Borough of Camden
2nd Floor 5 Pancras Square
c/o Town Hall Judd Street
London WC1H

06/02/2020

Dear Mr. Farrant,

re: Planning Application - 2019/6281/P – 13c Gardnor Road

The Flask Walk Neighbourhood Association (FWNA) wishes to register an objection to the above planning application.

The property

As described in the Hampstead Conservation Area Statement, p.23: *Nos. 13a,b,c are a run of two storey double fronted cottages with arched front doors sitting hard on the pavement.* They are basically unaltered as viewed from Gardnor Road and as the Statement further comments on p.52, they are one of the elements that make a positive contribution to the character and appearance of the Conservation area. Houses in Gardnor Road began building in 1871 and these three were the last to be completed, in 1882. They have survived nearly a hundred and forty years without undergoing external alteration to their front elevations to Gardnor Road.

Objections

1. The Conservation area statement makes several general points about roof alterations. The changes proposed in this application go against many of its recommendations as listed below, while the largely unaltered and unified nature of this short terrace of properties will be irreparably damaged.

p.58 ROOF ALTERATIONS

In an area of such variety the roofscape changes from street to street. Great care therefore has to be taken to note the appropriate context for proposals as insensitive alterations can harm the character of the roofscape with poor materials, intrusive dormers, inappropriate windows. In many instances there is no further possibility of alterations.

p.62-3

ROOF EXTENSIONS

Some alterations at roof level have had a harmful impact on the Conservation Area. Because of the varied design of roofs in the Conservation Area it will be necessary to assess proposals

on an individual basis with regard to the design of the building, the nature of the roof type, the adjoining properties and the streetscape. Roof extensions are unlikely to be acceptable where:

- It would be detrimental to the form and character of the existing building*
- The property forms part of a group or terrace which remains largely, but not necessarily completely, unimpaired*
- The property forms part of a symmetrical composition*

2. The application includes two misleading drawings, showing the existing and proposed front elevation of No.13c Gardnor Road as viewed from Gardnor Road. Neither drawing shows any buildings behind No.13c, which is not the case. **Photo 1** (attached) shows the front elevation of No.13c from Gardnor Road. The photo also shows that Albany Flats, No.50 Flask Walk (left in photo, roof line railings & green roof line) & No.56 Flask Walk (right, narrow building with grey tiles & 2 inset windows), project well above the roof line of No.13c. If a Planning Officer/Inspector is not familiar with the site, the conclusion could be drawn from the drawings that the proposed roof alterations to No.13c would have no impact on any adjacent properties to the rear.

3. The applicant seeks to introduce roof lights to both front and rear elevations. These should be refused. In the case of the front elevation, they will introduce a new element that will disrupt the current uniform roof frontages of the 3 related properties. While the south side of Gardnor Road has seen many changes to the roofline of its properties, the north side remains unaltered, (**Photo 2 attached.**)

5. Rear roof of No.13c Gardnor Road facing No.56 Flask Walk. The applicant is seeking to increase the overall height of the roof and replace a substantial area of the roof at the rear with dormer windows and roof lights. The roof lights and windows should not be permitted as they will dominate and are out of keeping with the surroundings. They will also provide an unacceptable overlook to the courtyard and rear living & bedrooms of No.56 Flask Walk.

6. The character of the immediate area. The hilly nature of Hampstead means that properties often overlook each other and are in close proximity to one another. If permitted, the alterations to the rear of No.13c Gardnor Road will adversely affect the privacy of the occupants of No.56 Flask Walk, whose property is at a higher elevation and immediately behind No.13c.

7. If any are permitted, all windows/rooflights should be fully obscured glass.

For these reasons, the FWNA requests that the application be rejected.

Yours sincerely

Dr Marianne Colloms (sec, FWNA)