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**From:** [REDACTED]  
**Sent:** 01 June 2020 07:13  
**To:** English, Rachel  
**Cc:** Planning  
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Planning reference - 2019/5141/P  
Planning Officer Rachel English

The much loved, and much photographed terrace of Willow Cottages (Nos 33-41 Willow Road) are not only Grade II listed in their own right, but form an important group of historic buildings within the Conservation Area.

Being artisans' cottages there are no precise details of their origins but they were built at some point in the third quarter of the nineteenth century. There are various stories of their genesis ranging from housing for the poor of the parish of St John's (Downshire Hill) to housing for the local watercress workers. Stylistically they are an anachronism being a throwback to the Regency period. Whoever commissioned and paid for them presumably had in mind a childhood memory of such a Regency terrace, with elegant, arched top windows, and conceived them as an aesthetic as well as practical contribution to the area, within a couple of hundred yards from Burgh House. He - or she - presumably drew them on the back of the proverbial envelope and gave it to a local builder, who clearly had no previous experience of building terraced housing as, for practical reasons when constructing row housing, the units are built in pairs in butterfly pattern, with chimneys abutting chimneys. A practice not followed here.

With the subsequent development of Willow Road, Willow Cottages can be seen to form an earlier counterpoint to Nos 1-3 Willow Road, built by Erno Goldfinger in the late 1930s. No 2, now the property of the National Trust, attracts visitors from all over the world, many of whom stop to photograph Willow Cottages as they progress down the hill. Both Willow Cottages and Nos 1-3 Willow Road have an architectural and aesthetic integrity through which they make an important contribution to the Conservation Area.

The architectural integrity of Willow Cottages is seriously threatened by the proposed extension to No 33. Indeed, it would be threatened by any extension visible from Willow or Willoughby Road and from the neighbouring properties, and would be detrimental to the visual amenities of Conservation Area as a whole.

The proposed extension is intrusive and totally out of keeping with this Grade II listed terrace, while the proposed raising of the garden wall on Willoughby Road is anti-social and unacceptable. It should be recalled that some years ago the then owners of No.40 Willow Road were instructed by the Council to lower their new street wall as being antisocial and unfitting for the area. No.33's proposed wall on Willoughby Road and new entrance from Willow Road are both aggressive and anti-social. The proliferation of high garden walls and fences is destructive to communities in general and a threat to the visual amenities of the Conservation Area. This, and any future proposals, should be rejected as totally unacceptable.