

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/4353/P	Sanya Polescuk	27/11/2020 09:27:27	OBJ	<p>This proposal is a remake of the Planning Application which was ultimately refused in back in 2013 after extensive debate. It is more invasive and more regrettable because of its detrimental effect on both the garden and the Listed Cottage.</p> <p>The Garden: The proposed indoor swimming pool building, larger than the cottage itself and the extensively terraced and paved landscaping proposal, will permanently remove the Listed character of the open garden.</p> <p>The House: The proposed amalgamation of the two Listed Buildings, Grove Lodge and Nutley Cottage into a single complex should be refused permission. The effect of this would turn the Listed Cottage into an ancillary building of the new swimming pool building and that contravenes Listed Building design guidelines. It is unlikely the Cottage would ever return to an independent building, instead becoming an extension of Grove Lodge.</p> <p>Overall, if the proposal will affect a shift in the feel of the area. This Sub-Area of the Hampstead Conservation Area is described in the Area Appraisal as having 'very rural feel' with 'country-like lanes surrounding a relaxed sprawl of houses in large open gardens'. The proposal asks to further raise the height of brick boundary walls and install new metal railings. The proposed style of landscaping with multiple paved paths and terraces, brings more hard and formal surfacing to the area, contrary to the character of the Conservation area of open, soft landscaping. More rain water run-off into the already over-burdened municipal drainage which regularly overflows and floods Windmill Hill and Frognal.</p>
