

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/4856/P	Christine Pullen	03/12/2020 14:30:04	OBJ	<p>The Grade II listed properties that are the subject of the application, Grove Lodge and Netley Cottage - are sited in Admiral's Walk which is in Sub area 4, Fenton House Area (p38) of the Hampstead Conservation Area. The Conservation Area Statement describes this area as being defined by winding lanes, small open green spaces and high brick walls, giving a very rural feel. But in recent years, because of a number of major building developments in the area, the rural ambiance of this formerly peaceful and picturesque part of Hampstead has been diminished. One of the biggest of these building projects has been the enlargement and modernisation of Grove Lodge, which involved the construction of a vast multi roomed basement beneath its garden.</p> <p>Grove Lodge, an ancient farmhouse, which is now attached to the adjoining Grade II listed Admiral's House and Netley Cottage, which was probably one of the farm buildings, formed part of a small estate that similarly to the adjoining National Trust property Fenton House (Grade I Listed) - was created in the late eighteenth century by the widow of a London Merchant. Netley Cottage is described in A History of the County of Middlesex; Vol 9 pp 15-33 in the following terms:</p> <p>Netley Cottage (no. 10 Lower Terrace) was built by 1779; of nos. 1-4, forming an irregular range, nos. 1 and 4 may have existed in 1762.</p> <p>This irregular range that was formed by Netley Cottage and Grove Lodge - of which a predominant feature is the charming asymmetry of their roof lines - is an important part of the historic topography of the area. However, the application seeks to link these two distinctive buildings by the construction of a new staircase. This will amount to a lateral conversion that will not only erode the distinctive characteristics of the two buildings but also contribute to the further reduction in the rural feel of the neighbourhood.</p>