



## HAMPSTEAD NEIGHBOURHOOD FORUM

Sofie Fieldsend  
Camden Planning Solutions

7 January 2021

Re: 2020/5060/P, 97 South End Road

Dear Sofie,

Heritage England describes number 97 South End Road one of a pair of early C19 terraced cottages. No. 97 still reflects its modest origins as a cottage in its accommodation, its internal form, and spaces. These create a special set of relationships, both internally and to its site, a landscape of long front and small rear gardens that edge Hampstead Heath. Any modern intervention and addition should be subservient and be guided by the spirit and character of the existing fabric and space.

Foremost in our objection is the effort to transform this modest cottage into a large 4-5-bedroom house. The rear extension, the infill to the side of the house, the loss of green space to an enlarged garden building, are all detrimental to the conservation area and fail to enhance or protect a heritage asset, contrary to DH1 and DH2 of the Hampstead Neighbourhood Plan.

The modern additions merely extend the spaces to fulfil the 'big is best' policy and fail to respect the character of the existing house and its setting. The modern materials to the studio, snug area and dining room extensions are out of keeping with the materials of the existing house and fail to enhance it.

Furthermore, the expanded garden room combined with the rear extensions and proposed pool diminish an already small and precious rear garden, which backs onto one of [Camden designated open space](#) (no. 217).

For these reasons, we would recommend Camden refuse this application.

Sincerely,

Janine Griffis