The Society examines all Planning applications and Appeals affecting Hampstead and the Heath and objects

to those which detract from Hampstead`s spatial, environmental and physical qualities.

For the attn. of Sofie Fieldsend 27.6.2021

OBJECTION to Application 2021/1564/P - 14a Hampstead Hill Gardens, NW3

This proposal to build a tall detached house on a garden in a Conservation Area is entirely unacceptable.

The gap between nos. 14 and 12 Hampstead Hill Gardens provides both a view of the gardens (and the soon to be replaced Chestnut Tree) and also ensures a visual separation between the very different houses on either side.

* No 14 is a tall, Italianate, semi-detached house, rendered and with a vertical organisation and form.
* No 12 is a later, probably early Edwardian semi-detached house. Elegant visually and much lower due to its generous width and more horizontal form.

The proposed house, has been separated from no. 14 with only a narrow cavernous gap – very untypical of the conservation and unpleasant - allowing no views of the garden.

Very unfortunately the proposed house has been visually related (by means of lining up the windows and parapets etc.) to the tall Italianate no.14 .

This results in an absurdly tall, almost tower-like detached building which totally overwhelms the much lower and smaller scale neighbour – no.12.

This proposed detached house would seriously detract from the Conservation Area

PLEASE REFUSE