

HUGH CULLUM
ARCHITECTS LTD

61B Judd Street
Bloomsbury
London
WC1H 9QT

hughcullum.com

Mr Ewan Campbell
London Borough of Camden
5 Pancras Square
London
N1C 4AG

Formal Objection to Application 2021/4022/P for a Mansard Extension to 14 New End Square.

We write on behalf of our client at the neighbouring 16 New End Square, who wishes to object to this scheme on the basis of harm to the significance of the conservation area and the Grade II listed 16 New End Square.

We note that a similar scheme was approved in 2002 on the understanding that a matching scheme would be constructed at 16 New End Square in order to preserve and enhance the significance of the Hampstead Conservation Area (LPA Ref LWX0102153). Although 19 years has passed since this date, the relevant legislation (the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990) and specifically section 72 remains the same. In our view the decision notice and officer report of application LWX0102153 is a material consideration which should be weighted accordingly.

Disruption to Uniformity and Roofline

14 and 16 New End Square can currently be read clearly as a pair of terraces of contemporary construction and matching design. There is a unity in materials, fenestration, parapet line, and overall appearance which presents as a pleasing symmetry onto New End Square. The construction of a Mansard level at number 14 would lead to a disruption in roofline and draw undue attention to number 16 by its 'tooth-gap' appearance at roof level. In our view, this would lead to a low level of less than substantial harm to the significance of the listed terrace and the conservation area.

Proposal for a Matching Scheme

In order to eliminate this harm, our client proposes to submit an application for a matching Mansard extension on their property to maintain the existing symmetry and uniformity of appearance. In line with application LWX0102153, we would propose that approval is granted only if both extensions are constructed simultaneously, with details and materials approved as matching at both properties.

If this cannot be achieved then we would urge the LPA to refuse this application on the basis of harm caused to the listed building and conservation area without public benefit to outweigh that harm.

Owen Ward

HUGH CULLUM ARCHITECTS