



HAMPSTEAD NEIGHBOURHOOD FORUM

26 August 2020

Josh Lawlor
Planning Solutions Team
London Borough of Camden

Re: 2020/3115/P, Flat 3, 15 New End

Dear Josh,

This application for a new mansard roof retains the same objectionable features as in the previous application, 2019/4341/P, which was withdrawn. The proposed one storey roof extension has not been improved by the addition of a tall, out of scale `chimney`, intended to hide the complex, untidy roof angles beyond.

No. 15 (see attached photos) occupies a prominent corner position in New End and is the last of a terrace. As in the previous application, raising the building by one storey would ignore the established roof line of the existing terrace facing New End and, along with the incongruous `chimney` construction would disrupt the existing streetscape as shown in the photo below. The application, therefore, is contrary to DH1 of the Hampstead Neighbourhood Plan which states that proposals that fail to respect and enhance the character of the area will not be supported.

HNP DH2 further asserts that development proposals must seek to protect and enhance buildings which make a positive contribution to the conservation area. The building is noted as making a positive contribution to the character of the area in the conservation area statement. The side profile of the extension would be problematic as well, disregarding the stepped pattern of houses lining the walk from New End to Elm Terrace. This inner core of the Village is characterised by "roof profiles and party walls that step with the steep slope", rather than rising to meet it. The conservation area statement further advises that "great care has to be taken to note the appropriate context . . . As insensitive alterations can harm the character of the roof scale".

Any use of the chimney to service a real fire using coal or wood would be contrary to Camden's Clean Air Action Plan.

Thank you for taking our comments into consideration.

Sincerely,

Janine Griffis



