



HAMPSTEAD NEIGHBOURHOOD FORUM

17 August 2020

Charlotte Meynell
Planning Solutions Team
London Borough of Camden

Re: 2020/2892/P, 18 Frognal Way, NW3 6XE

Dear Charlotte,

The Hampstead Neighbourhood Forum objects to this proposal as it fails to address the reasons for the refusal of the nearly identical previous proposal, 2020/0986/P.

Due to the topography of the site, the proposed extension would be “read as a third floor extension from the rear garden”, which would be contrary to Camden’s guidance that rear extensions should be subordinate to the original or host building and generally at ground floor level only and one full storey below the eaves.

As in the previous proposal, the proposed extensions would alter the profile of the building and the extension would no longer be subordinate to the host building. Furthermore, the proposed glazed extensions would alter the mass and proportions of the building, as they would infill the deliberate open space below the eaves.

Significant alterations and extensions have already been undertaken, and further such additions and alterations would be detrimental to the host building and the character and appearance of the conservation area generally.

The rear (garden) elevation has been re-drawn to suggest that the extensions are lighter and less conspicuous. However, a comparison with the other drawings, including the (refused) rear elevation show that the design has not changed and would in fact be much more substantial than indicated on the new rear elevation.

As proposed, this application is contrary to DH1 DH2 of the Hampstead Neighbourhood Plan (HNP).

HNP Policy DH2 states that “development proposals must seek to protect and/or enhance buildings (or other elements that make a positive contribution to the Conservation area.” In other words, the proposal must “protect and/or enhance” the building itself, not just the conservation area.

The proposed extensions would significantly increase the size of the street-level floor and distort existing proportions, increasing the mass of the top floor compared to the broad terraces below.

We recommend that Camden refuse this application.

Sincerely,

Janine Griffis