



## HAMPSTEAD NEIGHBOURHOOD FORUM

Nora-Andreea Constantinescu  
Planning Solutions Team  
Camden

**Ref: 2020/4353/P, Netley Cottage, 10 Lower Terrace**

Dear Ms Constantinescu,

The Hampstead Neighbourhood Forum has several concerns about the above application.

The proposed swimming pool building would be excessively large and completely out of keeping with the house, the garden, the neighbourhood and the Conservation Area. Its large dimensions and visual prominence are clearly shown by the drawings and illustrations in sections 3.03 and 3.04 of the Design & Access Statement. This part of the application is contrary to Policies DH1 and DH2 of the Hampstead Neighbourhood Plan and we recommend that Camden reject it on grounds of mass, scale, design and neighbours' amenity.

Taken as a whole, we consider that the application constitutes damage to a designated heritage asset for no public benefit, contrary to policy D2 of the Camden Local Plan.

The proposed swimming pool building would harm the historic character of Grade II listed Netley Cottage and of the area as a whole. We consider it improbable that construction of such a large pool and basement would not cause ground movement. The Structural Assessment Report, promising a 'top-down' method with 'negligible' ground movement, places reliance on perfect execution, meaning that the listed building, as well as the neighbouring house Grove End, is exposed to significant execution risk. The Basement Impact Assessment – and the entire application – rely heavily and explicitly on professional reports as many as nine years old. Some of the documents were previously offered by the same applicant in support of his proposal to redevelop Grove Lodge, which was approved in spite of substantial local opposition. That redevelopment included a large basement. Reliance on the earlier documents does not inspire confidence when we recall the damage that occurred within Admiral's House, which was reported in national media, for example in the Daily Mail at this url:

<https://www.dailymail.co.uk/news/article-7415225/Mary-Poppins-house-ceiling-collapses-neighbour-built-extension.html>

Among the proposed changes to the interior of Netley Cottage, the applicant proposes to excavate under the house in order to build a staircase leading to a new entrance through the party wall into Grove Lodge. The area of excavation abuts not only Grove Lodge but also Admiral's House, Admiral's Walk. In total, the applicant plans three openings between Netley Cottage and Grove Lodge, two internal and one between the gardens.

We raise three points about this part of the application:

- 1) The excavation under Netley Cottage is not covered by the Basement Impact Assessment, which examines only water-related aspects of the proposed swimming pool building. It is

covered in the Structural Assessment Report and the Schedule of Works. But we question whether this represents sufficient analysis of an excavation that would affect the structures of three listed buildings.

- 2) Creating two internal links between Netley Cottage and Grove Lodge represents a significant change to the character and structure of two listed buildings. Policies D1 and D2 of the Camden Local Plan make clear that development of designated heritage assets must preserve or enhance their character. In particular, policy D2 states that ‘the Council will not permit harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of a proposal convincingly outweigh that harm.’ Creating three new entries between the properties represents a substantial change and would cause harm to the setting of the listed properties. The benefit would be private. There would be no public benefit.
- 3) The proposed three links with Grove Lodge in effect would combine the two houses for residential purposes and eliminate an independent dwelling. Combining two large dwellings would be contrary to policies on housing mix in the Camden Local Plan and policy HC1 of the Hampstead Neighbourhood Plan.

Finally, the previous owner of Netley Cottage obtained planning permission in 2018 for an extension to Netley Cottage. The D&AS of the present proposal says that the applicant does not propose to build that extension. We ask you to clarify whether this represents a commitment and to consider the potential for overdevelopment if both the present and the previous applications were to be put into effect.

Overall, the applicant is proposing substantial changes to Netley Cottage, a unique and historic listed property, and to another listed property, while also threatening the character of the local historic neighbourhood and of the Conservation Area. We hope that Camden will take into account not only the specifics of the application, some of which are mentioned above, but also the broader implications of the proposed changes in this beautiful part of Hampstead. We recommend that you reject the application.

Yours sincerely,

Alexander Nicoll  
Hampstead Neighbourhood Forum