

Objection to application no. 2018/1341/P, 43 Flat A Hampstead High Street

Tue, 29 May 2018 11:23

2018-05-18 13.38.44.jpg (733 KB)

Re: Application no. 2018/1341/P

43 Flat A Hampstead High Street London NW3 1QG

Dear Mr Marfleet,

The Hampstead Neighbourhood Forum objects to the proposed extension for 43 Hampstead High Street as it will have a detrimental impact on several heritage assets and to the conservation area in general.

The proposal fails to “respect and enhance the character and local context of the relevant character area” and therefore is contrary to Policy DH1 of the emerging Hampstead Neighbourhood Plan.

Through its height, mass and profile, the new extension would cause harm to the Grade II listed 1-3 Flask Walk and its setting. The attached photo demonstrates how the new extension would obscure the roof-line of 1-3 Flask Walk, concealing one side of the tiled roof and completely obscuring the side dormer (this can also be seen on Google Streetview). In addition, it would disrupt the roofline of the listed buildings adjacent to 1-3 (nos 5, 7 and 9). Nos. 2, 4 and 14 on the other side of Flask Walk are also listed.

These are some of the oldest buildings in Hampstead dating back to the early 18th century. 1-3 Flask Walk is a Grade II-listed pair of terraced cottages with later shops, according to English Heritage. No. 1 is early 18th century, altered and re-fronted in the mid-20th. Flask Walk is one of the most historic streets in Hampstead and regularly appears in features and films. The view of Flask Walk from the High Street was a favourite of the artist Charles Ginner who lived directly opposite at 61 High Street and captured it a number of times in his paintings. In the painting below, you can see the roof of 1-3 Flask Walk clearly visible.

The Design and Heritage Report submitted with this application fails to mention that 43 High Street is noted in the Hampstead Conservation Area Statement as making a positive contribution to the conservation area. According to Policy DH2 of the emerging Neighbourhood Plan, development proposals “must seek to protect and/or enhance buildings (or other elements) which make a positive contribution to the Conservation Area”. The proposal fails to do this.

Contrary to D2 of the Camden Local Plan, the public benefits of the proposal would not convincingly outweigh the less than substantial harm to the listed asset. In fact, there would be no public benefit at all as the conversion of one 3-bedroom flat to 2 1-bedroom flats would lead to the loss of one bedroom.

The Neighbourhood Forum urges Camden to reject the current proposal.

Sincerely,

Janine Griffis
Chair, Hampstead Neighbourhood Plan
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English Heritage, List Entry Summary, 1-3 Flask Walk

Pair of terraced cottages with later shops. No.1: early C18, altered and refronted mid C20. Painted brick. Tiled roof with dormer; noted to retain original roof timbers. 2 storeys and attic. 2 windows plus recessed entrance bay. Early C19 wooden shopfront with C20 fascia and slightly splayed window with some original glazing bars. 1st floor has recessed sashes. Parapet. No.3: early C18, altered. Stuccoed front with 'S' tie plate; rear timber framed with weatherboarding. Slated mansard roof with dormer. 2 storeys and attic. 2 windows. Reproduction C19 wooden shopfront. 1st floor has flush framed sashes with exposed boxing. Parapet. INTERIORS: not inspected.

Charles Ginner, View of Flask Walk

1 Attached Images