



HAMPSTEAD NEIGHBOURHOOD FORUM

7 April 2020

Ben Farrant
Planning Solutions Team
Camden Council

Re: 2020/0787/P, 34 Flask Walk

Dear Mr Farrant,

This application seeks to replace all the sash windows on the front elevation with a kind of aluminium sash window that would, it is claimed, reduce drafts and noise.

The house as it stands has no design merits, having been given a box shape that hangs over Flask Walk, beyond the front elevations of neighbouring houses. The draft of the new Conservation Area Appraisal and Management Strategy, echoing the existing Conservation Area Statement, notes that:

The scale of No.34, re-modelled more recently, is over-dominant as it projects forward at first floor level and has a roof extension. The garage at ground floor level is detrimental to the streetscape.

Nevertheless, it remains important that the house should as much as possible form part of its context within the Hampstead Conservation Area and with the streetscape of Flask Walk. Timber sash windows conform with both, but the proposed aluminium windows would not do so. They would set an unfortunate example for the entire character area as delineated within the Hampstead Neighbourhood Plan.

The Forum therefore recommends that the application be refused as it is contrary to policies DH1 and DH2 of the Hampstead Neighbourhood Plan.

Yours sincerely,

Janine Griffis
Chair, Hampstead Neighbourhood Forum