



HAMPSTEAD NEIGHBOURHOOD FORUM

8 March 2019

Laura Hazelton
Planning Solutions Team
Camden Council

Re: 2019/0969/P, Flat Basement and Ground Floor, 1 Lyndhurst Road

Dear Ms Hazelton,

Permitting new off-street parking is contrary to the Camden Local Plan, policy T2 and contrary to the Conservation Area Statement for Fitzjohns/Frognaal, which states: "The loss of front boundary walls facilitates the parking of vehicles in part of the property, which would adversely affect the setting of the building and the general street scene. The Council will resist any further loss of front boundary walls and conversion of front gardens into hardstanding parking areas."

1 Lyndhurst Road is noted as a building that makes a positive contribution to the conservation area.

The proposal is contrary to a number of policies in the Hampstead Neighbourhood Plan, including DH1 Design, DH2 Conservation area, NE2 (4) Trees and NE4 (1) Biodiversity.

DH1 states that development proposals that fail to respect and enhance the character of the area and the way it functions will not be supported. DH2 says that development must seek to protect and/or enhance buildings (or other elements) which make a positive contribution to the Conservation Areas.

NE2 (4) states: "Where there are no existing trees on a site, unless it can be demonstrated as unfeasible or non-viable, development should allow space for the future planting of trees well suited to local conditions". The proposal would increase the area of hardstanding and reduce the area of soft landscaping that would permit the future planting of trees.

The possible use of hardstanding, such as York stone and granite setts, also is contrary to NE4 (1) – Supporting Biodiversity, which recommends that development increase (not decrease) where feasible the use of permeable surfaces, particularly those that incorporate biodiversity-enhancing features such as gravel turf. The Plan supports proposals for restoring front and back gardens and increasing soft landscaping in order to support biodiversity.

We recommend that Camden refuse this application.

Sincerely,

Janine Griffis
Chair, Hampstead Neighbourhood Forum