



HAMPSTEAD NEIGHBOURHOOD FORUM

30 July 2019

Sofie Fieldsend
Regeneration and Planning
Development Management
London Borough of Camden
Town Hall
Judd Street
London WC1H 9JE

Re: 2019/3093/P, 9 Thurlow Road

Dear Ms Fieldsend,

The Hampstead Neighbourhood Forum objects to this proposed garden building as contrary to Hampstead Neighbourhood Plan (HNP) NE2, NE3 and NE4, the Fitzjohns Netherhall Conservation Area Statement and Camden Local Plan A3 and D1.

The proposed development is sited within designated Biodiversity Corridor J as set forth in HNP NE3 (see Appendix 5 for additional information regarding this biodiversity corridors). Proposals that include part of a biodiversity corridor should not diminish the ability of biodiversity corridors to provide habitat and the free movement of wildlife. NE3 further requires development proposals, where appropriate, to include measures to protect and assist in the restoration of Hampstead's biodiversity corridors and to enhance biodiversity and habitats.

HNP Policy NE4 stipulates that development proposals should seek to protect or enhance the status or population of priority habitats, species and wildlife movement.

The structure also would not allow for the future planting of trees contrary to HNP NE2.

The Fitzjohns Netherhall Conservation Area Statement similarly notes that "development within gardens is likely to be unacceptable" as it would be damaging to the Conservation Area and wildlife habitats.

In A3 of the Camden Local Plan, the Council states that it will seek the retention of areas with conservation value such gardens, whenever possible. D1 requires development to respond to natural features and to preserve gardens.

We note that no proper tree plan or Arboricultural Constraints Report has been submitted as required, and understand from neighbours that not only are there several more trees in the garden of 9 Thurlow Road which would be affected, including along the rear boundary directly on the site of the development, but also a number of trees close by in gardens either side. Since there are also no details of how the foundations are to be dug to avoid tree roots, this is altogether too much of a risk to the trees of this Biodiversity Corridor that already supports bat, tawny owl, fox, bird and

bumblebee populations. There have been trees along this route south of Shepherds Path for centuries.

The Forum urges Camden to refuse this application on the basis that development within this biodiversity corridor would be damaging to local biodiversity, amenity and the conservation area.

Sincerely,

Janine Griffis
Chair, Hampstead Neighbourhood Forum