



HAMPSTEAD NEIGHBOURHOOD FORUM

18 November 2019

Rachel English
Planning Solutions Team
Camden Council

Re: 2019/5141/P, 33 Willow Road

Dear Ms. English,

The Hampstead Neighbourhood Forum objects to this proposal for no. 33 Willow Road, which forms the end of one of the most unique listed terraces in Hampstead. The over-large and flawed design fails to protect or enhance the heritage asset and the Hampstead Conservation Area and therefore is contrary to Policies DH1 and DH2 of the Hampstead Neighbourhood Plan.

Each of the other houses in the terrace are characterised by a long stretch of garden, though which a front gate leads to the front door. The Hampstead Area Conservation Statement describes the cottages as “a pretty group of nine cottages, built in the mid-19th century. They are distinctive due to their pastel colours, long front gardens and unaltered boundary walls, windows and rooflines.”

The garden and entrance to no. 33 have been degraded through the creation of a large gap in the garden wall and a cross-over for parking, with a large paved area. The current proposal, through the mass of the side extension, the creation of a new set of stairs and a sizeable light well, would further erode potential garden space, and is contrary to the conservation statement and the emerging Hampstead Conservation Area Appraisal and Management Strategy. This latter document states:

Light-wells in front gardens and side gardens, which can be seen from the road, are a not a feature in any part of the Conservation Area and would be detrimental to its character and appearance. Light-wells in the side or back gardens should be very limited in area to avoid any damage or loss to trees and planted areas with consequent visual and ecological damage.

The proposed lightwell, wider than the original house, is out of keeping with the existing modest light wells. The three rooflights, rising above the re-built brick wall, would be strikingly visible to anyone walking northeast on Willoughby Road or west on Willow Road, failing to protect or enhance the conservation area and listed building.

The proposed new boundary wall, higher and lacking the character of the existing brick wall, and the replacement wooden gate would serve only to partially obscure the over-large bulk of the extension. They would neither enhance nor protect the conservation area.

Sincerely,

Janine Griffis
Chair, Hampstead Neighbourhood Forum