



## HAMPSTEAD NEIGHBOURHOOD FORUM

6 January 2020

Mark Chan  
Planning Solutions Team  
Camden Council

Re: 2019/5705/P, 15 Thurlow Road

Dear Mr Chan,

The Forum objects to this proposal for the following reasons. The proposed extension is overly large, extending to nearly 8m at its furthest point, two-thirds the length of the existing house. As such, it is out of scale with the existing structure and would consume a large part of the garden, contrary to Hampstead Neighbourhood Plan policies DH1 and DH2 and the Netherhall Fitzjohns Conservation Area Statement. The roofline at its highest point would reach the height of the sill of the first-floor windows, intruding on the amenity of the neighbours and diminishing their enjoyment of the green space.

The conservation area statement says that extensions should be “small in scale and subordinate” to the existing building, stating further that the “design, **scale** and materials should be sensitive to the special qualities of the property and not undermine the features of the original building.” “Rear gardens contribute to the townscape of the conservation area and provide a significant amenity to residents and a habitat for wildlife.”

DH2 of the Neighbourhood Plan requires proposals to protect and/or enhance buildings (or other elements) which make a positive contribution to the conservation area. DH1 requires proposals to protect the amenity of neighbouring properties, which would include not only neighbours on either side but neighbours above as well.

It should be noted that the rear of 15 Thurlow Road is part of Biodiversity Corridor J as set forth in HNP NE3. This policy states that “proposals for property that include part of [a biodiversity corridors] should not diminish the ability of biodiversity corridors to provide habitat and the free movement of wildlife. No landscaping plan or tree survey has been included to show how the proposal might impact the biodiversity corridor or, conversely, could enhance biodiversity and habitats.

Sincerely,

Janine Griffis  
Chair, Hampstead Neighbourhood Forum