



## HAMPSTEAD NEIGHBOURHOOD FORUM

14 January 2020

Ben Farrant  
Planning Solutions Team  
Camden Council

Re: 2019/6281/P, 13 C Gardnor Road

Dear Mr Farrant,

This proposal would significantly alter the roofline of the mini-terrace that includes three houses, 13 A, B and C Gardnor Road. The houses are at the closed end of Gardnor Road, a cul de sac that is otherwise composed of taller terraced houses. The three houses are built on an incline and their rooflines currently step down elegantly and consistently from 13A to B to C. This proposal would raise the roofline of 13 C to be level with that of 13 B, leaving 13 A at a higher level. This would not be sympathetic to established building lines and would not respect the character area in which the houses are situated and therefore would be contrary to Policy DH1 of the Hampstead Neighbourhood Plan.

In addition, 13 A, B and C Gardnor Road are deemed to make a positive contribution in the Hampstead Conservation Area Statement. The alteration of the roof line would clearly reduce this positive contribution. Therefore the proposal would be contrary to Policy DH2 of the Neighbourhood Plan.

There have in fact been no roof extensions on the west side of Gardnor Road, on which 13 C is situated, and nor are there any rooflights to the front on that side of the street. On the east side, there have been many roof extensions, dormer windows and roof lights but these are obscured when viewing from street level by the strong parapet which runs along the whole street above the third storeys. There are currently no rooflights to the front of 13 A, B or C. The proposal for rooflights on the front side of the roof of 13C would be contrary to the existing character of the street and the character area, as well as the Conservation Area, and therefore would be contrary to Policy DH1 and DH2 of the Neighbourhood Plan.

We recommend that Camden refuse this application.

Sincerely,

Janine Griffis  
Chair, Hampstead Neighbourhood Forum