



HAMPSTEAD NEIGHBOURHOOD FORUM

24 April 2020

Thomas Sild
Planning Solutions Team
Camden Council

Re: OBJECTIONS to Planning Application 2020/0927/P, 31 Willoughby Road NW3 1RT

Dear Thomas,

The Hampstead Neighbourhood Forum objects to the proposed application as contrary to **Hampstead Neighbourhood Plan DH1, DH2, and BA2**, as well as several policies in the Camden Local Plan. This complex proposal concerns a densely built-up wedge of space surrounded by close neighbours, including those living in a terrace of listed cottages.

We note that this proposal is effectively the same as the scheme (2016/7146/P), eventually withdrawn when it became clear that Camden would refuse it. In 2016, the Hampstead Neighbourhood Plan had not yet been adopted and the policies above not yet in force. The Design and Access Statement fails to consider the Hampstead Neighbourhood Plan and its policies.

Furthermore, the application contains errors and lacks crucial details that permit adequate evaluation of the scheme and its potential impact on neighbours, particularly the Grade II-listed terrace, Willow Cottages. The objection submitted by neighbours in Willow Road outlines the substantial number of errors and misrepresentations in the application.

In the emerging Hampstead Conservation Area Appraisal and Management Statement, no. 31 Willoughby Road is noted as making a positive contribution to the conservation area.

HNP DH2 states that a development proposal must seek to protect and/or enhance buildings (**or other elements**) which make a positive contribution to the Conservation Area. The proposed basement construction would come within 1 metre of a listed feature, the rear retaining wall of Willow Cottages.

NHP Policy BA2 states that Basement Construction Plans (BCP) should outline “how the construction will overcome any potential harm to neighbouring properties, the water environment, ground conditions and stability, the character and amenity of the building or wider area, the significance of heritage assets, or any other identified potential harm”. The Basement Impact Assessment proposes addressing the many unknown and challenging conditions by a voluminous series of numerous complex temporary and permanent steps. Many details are left unspecified and thereby fail to ensure that no harm will come to the heritage assets nearby.

The applicant further fails to demonstrate, as required by BA2 (3) that they are using the best available piling method to minimise damage to neighbouring properties.

HNP DH1 (e) requires proposals to demonstrate how they respect and enhance the character and local context of the area by “protecting the amenity and privacy of neighbouring properties.” The new glazed extension, replacing the existing conservatory, would be just over 7 metres from the living rooms of 39 and 40 Willow Road and even with obscured glass has the potential to create light pollution.

We recommend that Camden refuse this application.

Sincerely,

Janine Griffis
Chair, Hampstead Neighbourhood Forum