



## HAMPSTEAD NEIGHBOURHOOD FORUM

8 June 2020

Obote Hope  
Planning Solutions Team  
Camden Council

Re: 2020/1974/P, Flat 2nd (and 3rd Floor) 19 Carlingford Road London NW3 1RY

Dear Mr Hope,

The application lacks needed details necessary to thoroughly evaluate the proposal. The loft plan is not clear about the rear dormer and the proposal lacks a section plan with dimensions. If a front dormer were to be permitted, it should be set back at least a metre from the front elevation and the clear internal ceiling the of the dormer should be 2.1 metres.

The proposal appears to have been hastily drafted, leading one to believe that a site visit was cursory, and there are a number of errors, such as listing the postcode as NW33 and labelling a rear view as Denning Road, instead of Kemplay Road.

The emerging conservation area appraisal recognises that many houses in Carlingford Road, like some other streets in the area, have “roof extensions or dormers that are overly large, badly detailed and detract from the conservation area and the group or terrace”. Very few appear to have gone through Camden’s planning system. The north side of Carlingford Road, shown in the application, has a great number of overlarge dormers while the south side, as shown below, has only three that are clearly prominent, numbers 21, 15 and 3. The dormer of number 21 is an example of an overly large dormer (see photo below) and would not conform to policies in the Hampstead Neighbourhood Plan, adopted in 2018, were it proposed today.



Nos. 1-15

Nos. 17-19

Nos. 21-23

Nos. 25-33



The front dormers of numbers 7 and 9 Carlingford Road (above) are further set back and less overbearing.

DH1 of the Neighbourhood Plan states that development proposals should respond positively and sympathetically to the existing rhythm, proportion, height, scale, massing, materials, and storey heights of surrounding buildings. DH2 states that development proposals must seek to protect and/or enhance buildings (or other elements) which make a positive contribution to the Conservation area. The entire terrace is noted as making a positive contribution in the CA statement.

We recommend that Camden refuse this application as currently presented.

Sincerely,

Janine Griffis  
Chair, Hampstead Neighbourhood Forum