



## HAMPSTEAD NEIGHBOURHOOD FORUM

19 June 2020

Alyce Jeffery  
Planning Solutions Team  
Camden Council

Re: 2020/2014/P, 6-8 Kemplay Road

Dear Ms Jeffery,

The Hampstead Neighbourhood Forum does not object to the proposed change of use. The Hampstead Neighbourhood Plan HC1 Housing Mix supports development for social affordable and smaller dwelling including the provision of small units as intermediate affordable housing.

It is important, however, that any development respects and enhances the character of the area. The proposed design for widening the existing dormers is unacceptable and damaging to both the heritage asset and the conservation area. The single wide windows are out of scale and fail to relate to the proportions of the existing vertical rectilinear casement windows. They detract from the roofscape both in front and in back and therefore are contrary to DH1 and DH2 of the Neighbourhood Plan.

DH2 also states that new development should take advantage of opportunities to enhance the conservation area by restoring original architectural features that make a positive contribution. There do not seem to be any plans for improving the boundary wall, the front railings and exterior area between the boundary of the house and the pavement, all of which are in poor repair and are detrimental to the character of the area. The application is lacking in exterior amenity spaces, missing an opportunity at the front of the property.

The proposal mentions the failing asphalt on the front steps, but we did not see any plans for paving of the steps that would provide a long-term solution and keep the proposed under stairs storage areas dry.

We hope the applicant would consider making these changes so that the Forum could support this application.

Sincerely,

Janine Griffis  
Hampstead Neighbourhood Forum



Lengths of 4x2's form make-shift railing in the front, unattractive coping material



Decorative window railing is missing on the left-hand side



Hand railings at front fail to enhance the entrance; the broad steps are a prominent feature of the building



A green space could be created in the front garden for tenants and to contribute to biodiversity

