



## HAMPSTEAD NEIGHBOURHOOD FORUM

1 October 2020

Obote Hope  
Planning Solutions Team  
Camden Council

Re: 2020/3442/P, 12 Prince Arthur Road London NW3 6AU

Dear Mr Hope,

This application is to add two additional off-street car parking spaces to the property. The existing crossover to the West of the main pedestrian entrance is to be widened to accommodate a total of two spaces whilst to the East the boundary wall will be removed to create a new crossover and car parking space.

Despite not being acknowledged on Section 9 of the application form nor shown on any drawings, the plans would result in the loss of one on-street car parking space.

Permitting new off-street parking is contrary to Camden Local Plan policy T2 which states, in part, that the Council will resist the development of boundary treatments and gardens to provide vehicle crossovers and on-site parking particularly where that will result in the loss of much-needed on-street parking bays.

The proposal is contrary to a number of policies in the Hampstead Neighbourhood Plan, including DH1 Design, DH2 Conservation area, NE2 (4) Trees and NE4 (1) Biodiversity.

DH1 states that development proposals that fail to respect and enhance the character of the area and the way it functions will not be supported.

DH2 says that development must seek to protect and/or enhance buildings (or other elements) that make a positive contribution to the Conservation Areas. Destroying part of an original boundary wall and creating a dropped kerb that diminishes the pedestrian environment and damages biodiversity would therefore not be acceptable.

NE2 (4) states: "Where there are no existing trees on a site, unless it can be demonstrated as unfeasible or non-viable, development should allow space for the future planting of trees well suited to local conditions". The proposal would increase the area of hardstanding and reduce the area of soft landscaping that would permit the future planting of trees. As there was until recently a tree situated to the East of the main entrance it is clear that it is feasible for a replacement to be planted.

Additional hardstanding is also contrary to NE4 (1) – Supporting Biodiversity, which recommends that development increase (not decrease) where feasible the use of permeable surfaces. The Plan

supports proposals for restoring front and back gardens and increasing soft landscaping in order to support biodiversity.

Finally, the proposed development is contrary to the Conservation Area Statement for Fitzjohns/Frogna, which states: "The loss of front boundary walls facilitates the parking of vehicles in part of the property, which would adversely affect the setting of the building and the general street scene. The Council will resist any further loss of front boundary walls and conversion of front gardens into hardstanding parking areas."

We therefore recommend that Camden refuse this application.

Sincerely,

Guy Wingate  
Hampstead Neighbourhood Forum