



HAMPSTEAD NEIGHBOURHOOD FORUM

27 October 2020

Mark Chan
Camden Planning Solutions Team

Re: 14 Willow Road, 2020/3857/P

Dear Mr Chan,

The Forum objects to the proposed in-filling of the area between the house and the pavement as detrimental to the streetscape, the conservation area and the setting of a property noted as making a positive contribution to the Hampstead Conservation Area. It is contrary to both DH1 and DH2 of the Hampstead Neighbourhood Plan. We note that the Design and Access Statement incorrectly states that no. 14 is not subject to the [Article 4 Direction](#) for Hampstead.

DH1 of the Hampstead Neighbourhood Plan states that development proposals should demonstrate how they respond and contribute positively to the distinctiveness and history of the character area. The policy further declares that development proposals that fail to respect and enhance of the character of the area and the way it functions will not be supported. DH2 asserts that development proposals must seek to protect of enhance buildings that make a positive contribution to the conservation area.

Apart from the example of no. 13, infilling of the front lightwell is not characteristic of the homes built in Willow Road, despite a variety of styles within the terrace. In all but the case of no. 13, the houses in Willow Road present a uniform profile, set back from the street as it curves going west. The basement level is usually reached by a set of exterior stairs. Infilling the light well hardens the streetscape and disrupts the prevailing rhythm of pavement, lightwell and façade.

We believe the Design and Access Statement fails to fully consider the impact on the rear extension on no. 13 and what impact it might have on light. A screen of plants may not be sufficient for preventing overlooking.

The Forum would support any restitution of original features in line with DH2 (3).

Sincerely,

Alex Nicoll