



HAMPSTEAD NEIGHBOURHOOD FORUM

Obote Hope
Planning Solutions Team
Camden

9 December 2020

Ref: 2020/4856/P, Grove Lodge, Admiral's Walk

Dear Mr Hope,

This proposal forms part of the work included in application 2020/4353/P for Netley Cottage, Lower Terrace. The Hampstead Neighbourhood Forum has objected to that proposal on a number of grounds. The objection, which was sent to Camden on 27 November 2020, is attached with this letter.

It follows that the Forum also objects to the making of entrances from Grove Lodge into Netley Cottage. We consider that the application constitutes damage to a designated heritage asset for no public benefit, contrary to policy D2 of the Camden Local Plan which states that 'the Council will not permit harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of a proposal convincingly outweigh that harm.' Creating three new entries between the properties represents a substantial change and would cause harm to the setting of the listed properties. The benefit would be private. There would be no public benefit.

In addition, the proposed three links with Grove Lodge would in effect combine the two houses for residential purposes and eliminate an independent dwelling. Combining two large dwellings would be contrary to policies on housing mix in the Camden Local Plan and policy HC1 of the Hampstead Neighbourhood Plan.

In these two applications, 2020/4353/P and 2020/4856/P, the applicant is proposing substantial changes to two listed properties, and threatening the character of the local historic neighbourhood and of the Conservation Area, contrary to policy DH2 of the Hampstead Neighbourhood Plan. We hope that Camden will take into account not only the specifics of the applications, but also the broader implications of the proposed changes in this beautiful part of Hampstead. We recommend that you reject both applications.

Yours sincerely,

Alexander Nicoll
Hampstead Neighbourhood Forum