



HAMPSTEAD NEIGHBOURHOOD FORUM

10 January 2021

Adam Greenhalgh
Camden Planning Solutions Team

Re: 14 and 14A Hampstead Hill Gardens, 2020/5187/P [see related Forum comments regarding 2020/2165/P and 2020/5383/T]

Dear Adam,

The Forum objects to this proposal for retrospective planning permission for landscaping works already undertaken. We note that other applications also have been submitted for a basement extension (2020/2165/P), again completed without permission, and a request to remove a mature horse chestnut (2020/5383/T), threatened by these gardens works already completed.

The scouring of all vegetation to enable the installation of a swath of environmentally detrimental artificial grass and the subsequent harm to existing trees is contrary to Local Plan A3 and Hampstead Neighbourhood Plan (HNP) NE2, NE3 and NE4.

Other comments submitted have highlighted the inconsistencies in the three applications, which in themselves warrant withdrawal or refusal of the applications. The Forum objects to the landscaping that has been undertaken as contrary to Camden Local Plan A3 (k), (l) and (m) and Hampstead Neighbourhood Plan Policy NE2, which requires development to protect trees that are important to local character, streetscape, biodiversity, and the environment.

The Forum further objects to the deep excavations that seem to depart even from the retrospective permission sought in 2020/2165/P. An air conditioning unit also has been installed contrary to Local Plan Policy CC2, and paragraph 6.99, which requires applicants to demonstrate 'a clear need' and to consider the viability of more environmentally desirable alternatives.

In our comments regarding 2020/2165/P, the Forum objected to the removal of the low wall leading from the front entrance to the basement flat as contrary to DH1 and DH2 of the Hampstead Neighbourhood Plan.

We note with some distress that an original boundary wall has been removed to accommodate off-street parking, in stark contradiction of HNP DH1, DH2 and Camden Local Plan D1, D2 and T2 (see photos on following page).

For these reasons, the Forum recommends refusal to this and to the two other related applications.

Janine Griffis



Original boundary wall removed to enable off-street parking



