



HAMPSTEAD NEIGHBOURHOOD FORUM

8 February 2021

Adam Greenhalgh
Camden Planning Solutions Team

Re: Ref: 2020/5863/P, Northstead North End Avenue North End London Hampstead NW3 7HP

Dear Adam,

The Design and Access Statement fails to consider the development's possible impact on Metropolitan Open Land, to which it is adjacent. The applicant proposes building a large new dwelling (238m² to include 3 double bedrooms, all en suite, cinema, gym, large open plan living-dining-kitchen plus lightwell), which will negatively impact the open space and character of the area, contrary to DH1, DH2 and NE1 of the Hampstead Neighbourhood Plan.

The 'coach house aesthetic' is intended to disguise the bulk of the ambitious new build but the new roof line will be clearly visible despite the harsh garden privacy fence. According to the Planning Statement, the applicant was advised in pre-planning that garden development is not generally acceptable in the conservation area and that if there were development, then "a form of backland development could be considered in the form of a single storey replacement for the garage". Yet the proposal includes a second storey with a view over the Heath as well as a basement.

The pre-planning advice also recommends that the footprint is reduced by approximately 50% and that the development should be subservient to the host dwelling, "not a new dwelling that competes with the scale of the main property." It further states:

The Council does not want to encourage generous garden plots within this area to be opened up to development as it would result in harmful development in an area of highly sensitive open woodland.

The proposal includes parking for two cars, contrary to Camden Local Plan T2, which stipulates that all new development should be car free. As the application points out, the site "is situated in a highly sustainable location despite only having a PTAL Rating of 1b" with access to both the underground and bus service. The development is either a sustainable, meaning no new car provision needed, or it is not.

We do not believe that the current proposal conforms to the Hampstead Neighbourhood Plan or the Hampstead Conservation Area Statement and recommend that the Council refuse.

Sincerely,

Janine Griffis