



HAMPSTEAD NEIGHBOURHOOD FORUM

17 February 2021

Sofie Fieldsend
Camden Planning Solutions Team

Re: 2020/2165/P, 14A Hampstead Hill Gardens NW3 2PL

Dear Ms Fieldsend,

We first commented on this application in June 2020. As you know, the applicant did not receive planning permission but proceeded with the work and much more, including deep excavation of the garden. We are making an additional comment now because the plans were resubmitted as a retrospective application.

We are concerned about the extension which has been built out to a depth of 4m from the rear wall of the house and spans the full width of the house. It features a large rooflight. In a recent retrospective application for 42 Well Walk, Camden refused to allow a similar extension. It ruled that:

'The proposed ground floor extension, is within a conservation area, would extend beyond the rear wall by more than 3m, extend beyond a wall forming a side elevation of the original dwellinghouse and would have a width greater than half of the original dwellinghouse contrary to Schedule 2, Part 1 Class A.1 (f), A.1 (j) and A.2 (b) and Paragraph A.1(j) of Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).'

The extension at 14A Hampstead Hill Gardens appears to fall foul of all the same criteria.

The extension is damaging the environment in a biodiversity corridor. It is not sympathetic with building lines or the character of the area, and does not protect neighbours' amenity. It damages the Conservation Area. We object to it as contrary to policies DH1, DH2 and NE3 of the Hampstead Neighbourhood Plan. We also objected to you about the associated treatment of the garden (2020/5187/P) as contrary to Policies NE2, NE3 and NE4.

Regarding the front boundary wall, the applicant did not break it to the left of the front door as originally proposed. However, as you know, the applicant demolished the boundary wall to the right of the front door and is now manoeuvring cars diagonally across the pavement in order to use the resulting illegal space. We are concerned that the purpose is to create a precedent that will become the established situation when the applicant carries out their declared intention to demolish the adjacent garages and build a new house in the space between Nos 12 and 14.

The 'as built' drawing that has been submitted to you is not correct. It shows the demolished wall as still standing. The demolition of the wall is contrary to policies DH1 and DH2 of the Hampstead Neighbourhood Plan.

We are aware that you are fully seized of all these issues and that the enforcement system is also engaged at this property. The Forum fully supports the comments of Mr Todd Berman in his emails to you of 9 January and 12 February. We also note the strong concerns raised by residents at Nos 12 and 16, and by the residents' association. We note the comments by Ms Elizabeth Beaumont regarding enforcement and Mr Berman's responses to her points.

The planning system relies on mutual trust between applicants, residents and Camden. The events at 14/14A Hampstead Hill Gardens have been damaging and are particularly worrying because of the applicant's intention to lodge a further application for the space occupied by the garages. One specific step that the applicant could take immediately to begin to restore trust would be to rebuild the boundary wall exactly as it was.

We thank you for your work on this complex case.

Alexander Nicoll

Hampstead Neighbourhood Forum