



5 March 2021

Sofie Fieldsend
Planning Solutions Team
Camden Council

Re: **2020/5974/P, 5 Prince Arthur Road NW3 6AX**

Dear Sofie,

HNP POLICIES DH1- DESIGN & DH2 – CONSERVATION AREAS AND LISTED BUILDINGS

Policy DH1 of the adopted HNP 2018 to 2033 clearly states that 'development proposals should demonstrate how they respect and enhance the character and local context of the relevant character area'. Policy DH1 item 2 a-e inclusive gives clear criteria which a proposal should adhere to.

Policy DH2 item 3 states that 'New development should take advantage of opportunities to enhance the Conservation Areas by protecting and, where appropriate, restoring original architectural features, including walls, windows, doors etc that would make a positive contribution to the Conservation Areas'. Paragraph 3.16 of HNP should be considered.

The proposal sits within defined 'Character Area 3' and is part of the 'Fitzjohns and Netherall Conservation Area'. This is recognised as an area of 19th Century expansion. The architecture, streetscape and character reflect this position.

MASSING & SCALE

The revised proposal within this current application has been modified to emulate a 'modern take' of a freestanding 'Victorian' House. The massing and skyline is articulated with the left hand side is a taller 3 storey section with a stone modernist fully glazed bay, and a lower 2 storey section on the right hand side about the main entrance. This area is in turn articulated with a stepped front elevation. The stepped elevation is further contained by inclusion of the two side chimneys that are at different heights echoing the natural slope of Prince Arthur Road. The pitched Roof is set behind the front elevation and has been articulated to give some visual complexity.

This proposal has addressed some of the 'massing and scale concerns' as raised before and is more acceptable in this respect.

AESTHETIC & MATERIALS

The 'modernist' aesthetic and proposed materials is unresolved i.e.

1. The stone headers and cills to the windows are somewhat simplistic and reduced in enhancing detail.
2. The large and chamfered stone bay with 'goldfish' fully glazed panels is a simplistic solution which requires more articulation and function as this would allow for a better dialogue with the streetscape.

3. The roof materials are also questionable as traditional slate would be more in keeping with the conservation area.
4. The modern casement metal windows are harsh elements that fight with the conservation area aesthetic, irrespective of being 'brass' colour.

The application should revisit various aspects of the design so that a more sensitive solution can be achieved that complies with HNP policies DH1 and DH2.

HNP POLICIES BA1 to BA3 inclusive: BASEMENT CONSTRUCTION

The site sits within topography that is hilly and undulating. The underlying soil profile is an unstable variation of Bagshot Sand, Claygate Member and band D of the London Clay Formation where probably the top two layers have a high silt and sand component rendering them susceptible to high water conductivity and silt erosion, as well as being potentially less stable. Prince Arthur Road slopes steeply downwards towards Finchley Road. The proposal is also between two neighbouring properties that are within close proximity.

Given the existing dominant soil profiles, steep slope and close proximity to immediate side neighbours, the proposed basement is potentially problematic and may cause very real damage and slippage to neighbouring properties.

The current 'Basement Impact Assessment' plus 'Basement Construction Plan' procedure falls very short in giving adequate immediate and long-term protection to neighbouring properties.

HNP POLICIES HC1 – Housing Mix

HNP Policy HC1 has identified that there is skewed housing supply in Camden and in particular Hampstead. Hampstead to be well served with increasing numbers of large family dwellings at the expense of deeply declining social, key worker and smaller housing units. There is a real need for smaller lower cost units of different tenure types.

This large 5 bedroom plus single-family dwelling contradicts LBC housing policy and HNP policies H7 and HC1 respectively.

The HNP wishes to assist in addressing this imbalance. We are therefore not supportive of more large single dwellings. This application is a prime example of such large single-family dwellings.

HNP POLICIES TT4 – Cycle and Car Ownership

Policy T2 of Camden Local Plan requires all new developments to be car free [see HNP item 6.48]. This proposal seeks onsite parking for one vehicle. This proposal contradicts both LBC and HNP policies.

We recommend that Camden refuse this application.

Sincerely,

Glen Robinson
Hampstead Neighbourhood Forum