



HAMPSTEAD NEIGHBOURHOOD FORUM

Sofie Fieldsend
Planning Solutions Team
Camden

14 June 2021

Re: Application 2021/1564/P, 14A Hampstead Hill Gardens

Dear Ms Fieldsend,

The Hampstead Neighbourhood Forum has several concerns about this application.

First, there is the issue of trust. Following the applicant's actions in the neighbouring house No. 14 and its garden, we cannot be sure to what extent this application is a credible statement of his intentions. Nor do we know whether the applicant will have respect for the planning process. We hope Camden will consider the application with scepticism. The comments below treat the plans as submitted in good faith.

Secondly, there is the outstanding issue of the front boundary wall, which has been demolished, contrary to the applicant's first application and without planning permission. It is subject to an enforcement warning. While the new plans refer to the demolition as temporary, the drawings do not make clear whether the wall is to be restored to its previous state (a Portland stone base is proposed in the drawings). In fact, we note that the area where the wall previously stood has been paved over in a manner that suggests that the demolition is not in fact temporary. And we are concerned about the fate of the pillar which now stands alone between 14 and 14A. We continue to believe it is important that the original boundary wall be restored in accordance with Hampstead Neighbourhood Plan policy DH2. Anything less would be damaging to 14 Hampstead Hill Gardens and the conservation area.

Thirdly, the drawings of the box-like design show the proposed infill to be excessive in height, bulk and scale. The design tries to echo and re-interpret elements of No. 14. But it does not at all reflect the smaller neighbour, No. 12. In none of the examples referred to in the D&A Statement does an infill development tower over a neighbouring property. The applicant's images of the street elevation show that the proposed house avoids any design and scale dialogue with No. 12. The top floor renders its size and scale excessive. The flat roof is out of keeping with both the streetscape and the roofscape. Therefore, the design would have a detrimental impact on the character and appearance of the streetscene and the Hampstead Conservation Area, contrary to policies D1 and D2 of the Camden Local Plan and policies DH1 (design) and DH2 (conservation area) of the Hampstead Neighbourhood Plan.

Fourthly, the proposed design reduces daylight to side windows of No. 12. The 'Daylight and Sunlight Report' commissioned by the applicant reports that the reduction of daylight to No. 12 would infringe BRE guidelines for both vertical sky component and no-sky line. Therefore, the proposed building, by virtue of its unneighbourly and overbearing height and massing, would result in loss of outlook to No. 12, to the detriment of its amenities, contrary to policy A1 (Amenity) of the Camden Local Plan and policy DH1 of the Hampstead Neighbourhood Plan.

Fifthly, the applicant's unacceptable deep excavation of the garden of No. 14 resulted in the destruction of an important chestnut tree. We see no reference to the fact that in accordance with permission granted to 2021/0807/T, the applicant is required to plant a red chestnut in the rear of what would now be the garden of 14A. The application states only that the garden will feature 'large areas of permeable surfaces which will reduce surface water runoff and support planting' – though in fact, because of the planned design including an extensive basement, less than 9m would remain of a once extensive garden. It is

confusing that the application includes an outdated tree report which describes the chestnut as if it were still standing.

Finally, we ask Camden to investigate thoroughly the basement plan and in particular any issues regarding the railway tunnel which lies beneath the proposed construction.

We recommend that Camden refuse this application in its entirety because the height, bulk and scale of the proposed dwelling would be contrary to several policies of the Camden Local Plan and the Hampstead Neighbourhood Plan as described above.

Yours sincerely,
Alexander Nicoll
Hampstead Neighbourhood Forum



Original wall removed leaving isolated pillar not shown retained in drawings.



Original wall still standing on other side



View of back garden with chestnut felled.