



HAMPSTEAD NEIGHBOURHOOD FORUM

17 February 2020

Elaine Quigley
Planning Solutions Team
Camden Council

Re: 2019/5398/P, Flat A, 12 Denning Road

Dear Ms Quigley,

This proposal seeks significantly to expand a two-floor flat by building a two-floor extension at the rear of the house in a manner that would set a serious precedent for the attractive terrace that forms the southern side of Denning Road. It would be alien to the character area in which Denning Road is situated and would contravene several policies of the Hampstead Neighbourhood Plan and Camden Local Plan, as well as Camden's Planning Guidance.

The present flat on the ground and first floors has two bedrooms and what the applicant calls a small bed/study, one bathroom, a reception room and a kitchen/dining. The proposed flat would have four bedrooms, three bathrooms and a larger kitchen/dining. This would be achieved by adding a two-floor square construction across the entire rear of the building.

The southern side of Denning Road consists of houses of two forms. From Nos 4 to 10, they were originally built in the Victorian era with rear extensions. In these four cases, the extensions are set away from the borders of neighbouring properties. From Nos 12 to 36, the houses were built to a different design, without extensions. Subsequent rear extensions mostly are of one storey, sitting below the fence line, and the two of two storeys are set away from neighbouring properties on either side. Most extensions respect original building lines. None of the houses has a two-storey, full-width extension. The proposed extension would therefore break the street's established patterns and would do so in a very unappealing manner.

The proposed square, two-floor extension, covering the entire rear of No 12 on both floors, clearly violates all parts of Policy DH1 of the Hampstead Neighbourhood Plan. The proposal does not show how it would respond to and contribute positively to the character area identified in the Plan (19th century expansion). It is not sympathetic to established building lines. It does not respond 'positively and sympathetically to the existing rhythm, proportion, height, scale, massing, materials and storey heights of surrounding buildings.' It singularly fails to protect the amenity and privacy of neighbouring properties. It does not show how it conserves or enhances the character area.

Similarly, the proposal is contrary to policy DH2 of the Neighbourhood Plan. It pays no regard to Conservation Area guidelines.

In addition, the proposal removes a 2-1/2 bedroom property and replaces it with one of four bedrooms, to the detriment of the area's housing mix and thus contrary to policy HC1 of the Neighbourhood Plan.

For parallel reasons, the proposal violates policies A1, D1, D2 and H7 of the Camden Local Plan, as well as being contrary to numerous clauses of Camden's Planning Guidance. In particular, it would damage the amenity of neighbours and overshadow them.

The Forum needs to disclose that the neighbours most affected by this proposal would be Janine Griffis and Peter Kohl, who have lived for many years at No 14. Ms Griffis is chair of the Forum and Mr Kohl is an adviser to the Forum. However, I have written this comment on behalf of the Forum independently of Ms Griffis and Mr Kohl.

The Forum recommends that Camden refuse this application.

Yours sincerely,

Alexander Nicoll
Committee Member, Hampstead Neighbourhood Forum