



HAMPSTEAD NEIGHBOURHOOD FORUM

20 September 2019

Josh Lawlor
Regeneration and Planning
Development Management
London Borough of Camden
Town Hall
Judd Street
London WC1H 9JE

Re: 2019/4341/P Fat 3, 15 New End

Dear Mr Lawlor,

The Hampstead Neighbourhood Forum objects to the proposal to add a one storey roof extension to 15 New End as it is contrary to Policies DH1 and DH2 of the Hampstead Neighbourhood Plan (HNP) and the Hampstead Conservation Area Statement.

We note that the applicant has failed to submit a design and access statement to justify the proposed extension. Raising the building by one storey would ignore the established roof line of the existing terrace facing New End and would disrupt the streetscape, contrary to DH1, which states that proposals that fails to respect and enhance the character of the area will not be supported (please see attached photos).

HNP DH2 further asserts that development proposals must seek to protect and enhance buildings which make a positive contribution to the conservation area. The building is noted as making a positive contribution to the character of the area in the conservation area statement.

The side profile of the extension would be problematic as well, disregarding the stepped pattern of houses lining the walk from New End to Elm Terrace. This inner core of the Village is characterised by “roof profiles and party walls that step with the steep slope”, rather than rising to meet it. The conservation area statement further advises that “great care has to be taken to note the appropriate context . . . As insensitive alterations can harm the character of the roof scale”. A photo illustrating this point is attached.

We recommend that Camden refuse this application.

Sincerely,

Janine Griffis
Chair, Hampstead Neighbourhood Forum