



HAMPSTEAD NEIGHBOURHOOD FORUM

5 June 2019

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

Re: 2019/2742/P, 2 Cannon Place

Dear Ms Keen,

The proposed widening of the garden wall to provide more off-street parking is contrary to the Camden Local Plan, the Hampstead Neighbourhood Plan and the Hampstead Conservation Area Statement. No. 2 Cannon Place is noted in the statement as making a positive contribution to the conservation area and the substantial boundary wall is a prominent feature of this corner site.

Camden Local Plan explains that parking can be damaging to the environment and that breaking of boundary walls can be damaging to conservation areas. Plan Policy T2 states: "Developments seeking to replace garden areas and/or boundary treatments for the purposes of providing on-site parking will therefore be resisted." This prohibition is further reiterated in the Hampstead Conservation Area Statement: "The Council will resist any further loss of front boundary walls and conversion of front gardens into hardstanding parking areas."

The Design and Access Statement included with the application implies that the current hard-surfacing is to be retained but we could find no drawing of the existing surfacing nor any commitment to replace hard-surfacing with a permeable surface. Local Plan Policy CC2 requires development not to increase, and wherever possible to decrease, surface run-off through the use of permeable surfaces and sustainable drainage systems.

HNF Policy DH1 Design states that development proposals that fail to respect and enhance the character of the area and the way it functions will not be supported. For these reasons, the Forum urges Camden to refuse this application.

Sincerely,

Janine Griffis
Chair, Hampstead Neighbourhood Forum