



HAMPSTEAD NEIGHBOURHOOD FORUM

4 July 2020

Ben Farrant
Planning Solutions Team
Camden Council

Re: PA 2020/2402/P 5B Prince Arthur Road

Dear Ben

Thank you for your email dated 12062020 which clarifies some of our queries. It is seen that the application drawings have been updated to resolve spatial relationships at the rear between the basement and ground floors. It is also seen that the front streetscape regarding boundary edge and off-street parking remains unchanged.

Given this, HNF make the following constructive comments on this application which we hope assists you in arriving at an informed decision i.e.

1. As the scheme is a redevelopment of the site, the proposal is seeking off-street parking for at least 1 vehicle [albeit probably two, given the spatial layout and new large gated access]. This contradicts Camden policies T2 and CPG Transport and should be resisted with appropriate and legally binding car-capping.
2. The proposal has an austere aesthetic coupled with an uncharacteristic fenestration pattern including small glazing panes that is unsympathetic and visually contradictory to the dominant late Victorian fabric and streetscape of the conservation area that the site is part of. The proposal, which sits within HNP 'Character Area 3' and 'Fitzjohns and Netherhall Conservation Area', is considered to contradict policies DH1 [Design Policies 2.a, 2.c and 4] and DH2 [Conservation Areas and Listed Buildings policy 3] of adopted Hampstead Neighbourhood Plan [2018-2030].
3. The proposal seeks to create excessive footage by way of a basement construction that results in a large six bedroom, eight bathroom/cloakroom single family dwelling with numerous ancillary spaces, that when combined, is clearly at odds with Camden policies seeking more sustainable mixed housing and social housing within the Neighbourhood Plan area. This application does not support HNP Policy HC1 a to d inclusive.

Please do not hesitate to contact either myself or HNF committee members if you require any additional clarifications on our comments above.

Kind Regards

Glen Robinson

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Hampstead Neighbourhood Forum