



HAMPSTEAD NEIGHBOURHOOD FORUM

10 December 2021

Kate Henry
Camden Planning Solutions Team

Re: Planning Reference 2021/5750/P, 8A Hampstead Hill Gardens

Dear Ms Henry,

The Hampstead Neighbourhood Forum objects to the overlarge extension to the rear of 8A and to the creation of a glass enclosure on the roof of the current building.

The proposed basement would extend to virtually the entire available site behind 8 and 8A. NE2 of the Hampstead Neighbourhood Plan states that where there are no existing trees on a site, "unless it can be demonstrated as unfeasible or non-viable, development should allow space for the future planting of trees well suited the local conditions." Policy NE4 encourages new development to increase canopy cover as part of any landscaping scheme.

The proposed plantings, in pots or in terraces, would be subject to the tastes of the current occupier and could not be relied upon to support biodiversity over the long term.

The Forum would argue that in planning terms, the existing garage comes under the heading of "outbuildings and garages" and is covered by different planning rules than other types of buildings such as residential dwellings. The proposed basement and extension, therefore, are too large according to Camden planning guidance. Following the logic of the legal opinion submitted, any garden shed could justify a basement development without reference to the existing dwelling or guidance.

The Forum further objects to the glass box extension on the roof would be incompatible with the conservation area and would cause light pollution, thereby damaging the Plan area and so contrary to DH1 and DH2 of the Hampstead Neighbourhood Plan.

Sincerely,

Janine Griffis
Hampstead Neighbourhood Forum