

Hampstead Neighbourhood Forum

Reg 14 consultation 2024 on draft revised Neighbourhood Plan

Results of survey of residents' opinions, and Forum's responses

In the early months of 2024, the Hampstead Neighbourhood Forum conducted a survey of residents' opinions on a revised draft of the Neighbourhood Plan. The survey was widely advertised, including with a leaflet delivered to every household in the Plan area.

Below are the results of the survey. For each question, the level of support is shown, followed by comments from residents, and the Forum's responses to those comments and actions taken if applicable.

The survey's introduction said:

A lot has happened since residents in Hampstead voted overwhelmingly to approve the Hampstead Neighbourhood Plan in 2018. The climate emergency has intensified, and the pandemic altered the way we live and work. The Plan has proved effective in guiding development in Hampstead. However, we -- the Hampstead Neighbourhood Forum -- think it could better address today's world with a few amendments.

In this survey, we are asking for your thoughts on how to improve the Neighbourhood Plan. We have developed a new draft. The questions below summarise the main changes and seek your opinions. Most of the new policies emphasise sustainable development and enhancement of the natural environment.

A Neighbourhood Plan has statutory force, sitting alongside the local authority plan -- in our case, Camden's. It provides a community-led framework of planning policies that guide future development -- anything that requires a planning application. It cannot affect, for example, the makeup of the retail offering on high streets, or the provision of public transport, or any building that has permitted development -- these don't require planning consent. But it does offer an overall vision that may have an influence on broader policies.

Please click through our survey and let us know your opinions. What you say is very important.

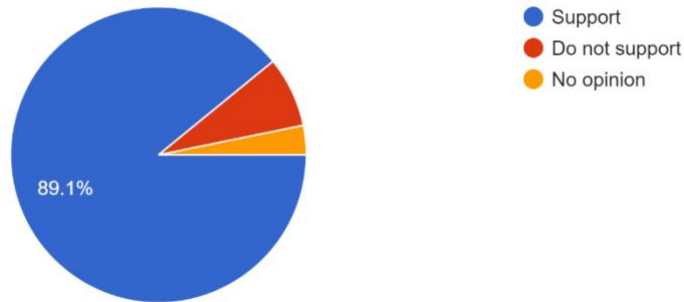
Question 1:

We have added a new policy on sustainable development that:

- *Prioritises retrofitting over new building*
- *Calls for development to meet the highest environmental and energy efficiency standards, while not damaging Hampstead's heritage and character.*

- Supports the use of sustainable materials as well as practices such as water efficiency

Do you support this policy?
156 responses



Comments	Forum response/action noted if applicable
<p>Emphasis on Retrofitting vs. New Build:</p> <ol style="list-style-type: none"> 1. "Too much emphasis on retrofitting. New build can be attractive." 2. "The retro fitting of buildings is not always the best option. If the building cannot be retrofitted efficiently with good results for the environment, then new build is better." 	<p>The Plan does allow for demolition and building new in cases where the building to be demolished is considered negative to the conservation area and where demolition has been justified in line with the Camden Local Plan.</p> <p>The draft Local Plan also prioritises retrofitting over new build</p>
<p>Climate Crisis Belief:</p> <ol style="list-style-type: none"> 1. "I do not believe there is a climate crisis." 	
<p>Heritage and Character Preservation:</p> <ol style="list-style-type: none"> 1. "Hampstead owes its popularity based upon its Heritage which includes the Heath and its Architecture." 2. "It is important." 3. "The historical standards do not need to be relaxed a little. They need to be relaxed a LOT." 	<p>The Plan strives for a balanced approach: supporting sustainable development that does not result in loss of historic fabric or otherwise affect the significance of the building or harm the character of the area. There are many cases of even GI listed properties that have been retrofitted to run sustainably,</p>

<ol style="list-style-type: none"> 4. "Maintaining the elegance of Hampstead is what's important." 5. "I would like to see classical and heritage buildings retained." 	<p>including many cathedrals and stately homes.</p>
<p>Support for Sustainable Development:</p> <ol style="list-style-type: none"> 1. "Very important that the HNF policies support sustainable development wherever possible." 2. "It addresses vital changes that need to be made to protect our environment locally and generally; it's very necessary." 3. "Fully support." 4. "Wholehearted support." 5. "I think this new emphasis on prioritizing retrofitting and achieving the highest environmental and energy efficiency is extremely important and the only responsible thing to do in this age of climate crisis." 	
<p>Practicality and Cost Considerations:</p> <ol style="list-style-type: none"> 1. "The cost component is a substantial consideration." 2. "Enforcement of policy must be balanced alongside practicalities and costs." 	<p>The Plan supports the 'whole house' approach, which balances the cost versus effectiveness of a range of interventions. Some interventions will be more cost effective than others.</p> <p>Clear and effective policies are the easiest to enforce.</p>
<p>Specific Policy Recommendations:</p> <ol style="list-style-type: none"> 1. "To make a real difference, we need good information on whether and where we can put solar panels, and some guidance (and recommended companies) for heat pumps." 2. "Remove the requirement for planning permission for heat pumps." 	<p>The Forum is considering how it can help disseminate information about sustainable construction and planning. The workshop at the AGM is one of its efforts.</p> <p>The government is considering relaxing permitted development for heat pumps.</p> <p>Regulations and Heat Pumps: Planning documents typically focus on</p>

1. There is no mention of regulations in respect of the recommendation to install Heat Pumps (DH3. para. 3.30).

2. The Council Planning Department approval process uses a procedure and assessment report which relates solely to atmospheric noise transmission. Whilst the council's literature elsewhere mentions "Noise and vibration" this procedure does not take into account the possibility of vibration being transmitted and of associated remote noise being generated. This should be included in the assessment report.

3. The terms of reference for the assessment should include a precise specification of each item of equipment and the associated installation with the individual item contribution to noise and to vibration reduction.

Example items.

Compatibility of heat pump acoustic cover and vibration mountings.

Foundation plinth. Size, weight required.

Extend the noise/vibration impact estimate to 360 degrees.

4. Camden council should combine with other London councils to develop procedures which guarantee acceptable maximum noise and vibration from all installations given the planned universal installation of heat-pumps.

The present requirements and the planning process's ability to ensure satisfactory installations appears inadequate.

The introduction of a detailed and comprehensive standard, properly regulated, should help to improve the products and installations and should also improve acceptance in the community.

land use, development principles, and broader policy objectives rather than detailed technical specifications or regulations. Specific technical guidance on installations like heat pumps is usually provided by building codes, industry standards, or separate technical manuals to ensure compliance with safety and performance requirements.

While technical details such as equipment specifications and noise/vibration reduction measures are crucial for ensuring sustainable and efficient installations, these specifics are usually part of the detailed design and construction phase rather than the initial planning policy. The focus of planning documents is to set out broad principles and objectives for development rather than detailed technical requirements.

Collaborative efforts among councils to develop standardized procedures for noise and vibration control from heat pump installations are valuable initiatives. However, these detailed technical standards are typically developed separately from planning policies to ensure they can be updated and adapted based on evolving technologies and best practices.

The UK government is considering expanding the permitted development that would remove the requirement for a heat pump to be at least 1m away from the property boundary, increase the current limit on the size that heat pump units, and allow more than one heat pump for detached properties and flats. Already, planning permission for heat pumps is not required in many instances.

LCD screens: we have added policy wording to EC2 that would discourage LCD screens in shop windows.

As these developments are new and few in number, the completed installations should be checked for adherence to all the claims and estimates made in the planning application until the system is proved to be reliable.

Serious thought and some regulation is essential before introducing requirements or even encouragement to use heat pumps in an area of dense housing. Whilst I fully support their introduction, if this is done without extreme care, it could turn the lives of some living in houses in multiple occupation into a nightmare. In most cases, there is nothing to prevent the installation of a noisy heat pump in a place which is close to the bedroom of another resident. I am looking for a flat at present and have already had to turn down a wonderful prospect on the grounds that there would be nothing to prevent the installation of a heat pump outside a ground floor bedroom window

I just mentioned that there are more and more LCD screens on the High Street, which are completely antithetical to Hampstead's spirit and character. I hope that we can do something to prevent them from proliferating.

Concerns about Implementation:

1. "While this policy is admirable, it is not realistic."
2. "It's yet another example how money overshadows the best of intentions."

The draft Camden Local Plan contains similar policies.

Miscellaneous Comments:

1. "No more cycle lanes installed. More electric bays. Using existing buildings is the way to go."
2. "No comment."

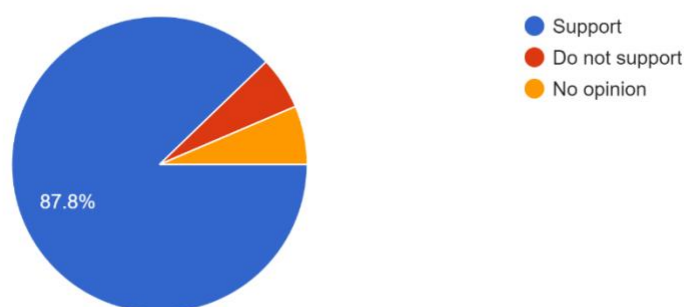
Question 2

We have added a new policy that:

- encourages speedier construction through efficient building methods
- requires contractors to minimise noise and disruption to neighbours, and to engage with neighbours during construction
- requires participation in the considerate constructors' scheme for longer projects
- limits the size of construction vehicles

Do you support the considerate construction policy?

156 responses



Comments	Response/action taken if applicable
<p>Noise and Disruption Mitigation:</p> <ol style="list-style-type: none"> 1. "Should include considerations on particulate matter, use of environmentally friendly materials, thorough evaluation re. the removal of old trees." 2. "Contractors and Delivery vehicles who damage Resident's property must be required to accept liability and make good such damage or pay compensation accordingly." 3. "Key for me is appropriately sized construction vehicles." 4. "Doesn't go far enough. Stop any noisy work on Sat morning, and no work at all before Sat 9 am." 	<p>Use of sustainable materials is supported in D3.</p> <p>Requiring compensation for damage is not possible in a neighbourhood plan.</p> <p>The Plan restricts the size of construction vehicles permitted.</p> <p>In 5.26, the Plan prohibits work on basements on Saturdays, Sundays and holidays and restricts the hours of noisy work during the week.</p>
<p>Categories of Responses Regarding the Considerate Construction Policy</p>	

<p>5. "Less noise and dust very welcome. Also ban leaf blowers."</p>	<p>Banning leaf blowers is not possible in a neighbourhood plan.</p>
<p>Speed vs. Consideration:</p> <ol style="list-style-type: none"> 1. "This is internally contradictory: do it faster with smaller vehicles, more quietly and while soliciting opinions." 2. "I would rather have lengthier but better/more sustainable constructions, rather than quicker." 	<p>The condition of the roads is a key consideration. Many of Hampstead's roads are unsuitable for larger vehicles.</p>
<p>Enforcement and Practicality:</p> <ol style="list-style-type: none"> 1. "All nice on paper but without enforcement, it will depend on the contractors' willingness to listen." 2. "How will this be enforced? Minimizing noise - what does that actually mean in real terms?" 3. "How is it enforceable?" 	<p>Infractions can be reported to Camden.</p>
<p>Community Engagement:</p> <ol style="list-style-type: none"> 1. "Contractors for any sizeable piece of work should be required to consult and discuss in person with local residents before starting work." 2. "Both sides, neighbors and contractors need to cooperate for the good of getting the work done speedily." 	<p>Camden as part of the pre-application process encourages developers to present major development proposals to the local community before submitting a formal application.</p>
<p>Specific Policy Recommendations:</p> <ol style="list-style-type: none"> 1. "Make the use of blue brooms mandatory." 2. "Offer contractors permit-free parking for all EVs." 	<p>The Forum cannot offer permit-free parking for all EVs but can suggest this to Camden.</p>

<p>Concerns about Impact on Construction:</p> <ol style="list-style-type: none"> 1. "I support considerate construction, but am concerned that imposing this might raise the price people have to pay for essential building works." 2. "Builders are earning a living and paying taxes. Make it easier for them - not more difficult." 	<p>The Forum has considered the extra expense, hence the requirement to register would pertain only to longer, larger budget projects.</p>
<p>Support for Policy Implementation:</p> <ol style="list-style-type: none"> 1. "Fully supportive of this new policy." 2. "I am fully supportive of this new policy." 	
<p>Miscellaneous Comments:</p> <ol style="list-style-type: none"> 1. "Limiting size of vehicles and reducing noise are more vital than ever." 2. "All construction in the conservation area should be registered with considerate construction scheme." 	

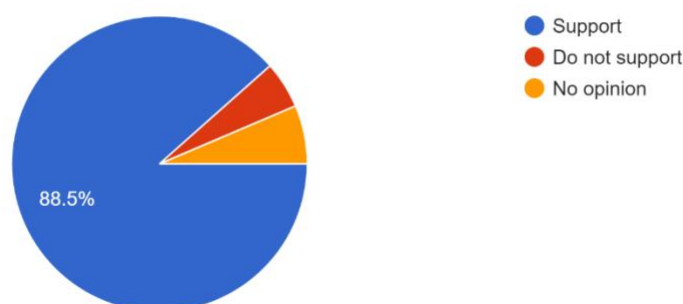
Question 3

We have added new policies supporting biodiversity and helping to mitigate climate change by:

- Supporting development that provides 10% net gains for biodiversity, by improving areas for living matter, using wildlife-friendly lighting and reducing the area of impermeable surfaces, including artificial grass.
- Supporting extensions that are subservient to the original footprint of the house, contribute positively to the character of the area and provide for 10% net gains for biodiversity.
- Linking the area's 'biodiversity corridors', which seek to facilitate the movement of wild life, into networks that provide opportunities for developers to pay attention to improving biodiversity.

Do you support the policy on improving biodiversity?

156 responses



Comments	Responses/action taken if applicable
<p>Clarity and Understanding:</p> <ol style="list-style-type: none"> 1. "What does 'subservient to the original footprint' mean? Be clearer." 2. "It's not entirely clear what is meant by 'supporting extensions'; does this mean extensions that make up no more than 10% of the footprint of the main dwelling?" 3. "An extension is by definition exceeding the original footprint of the house, so what is meant by your proviso?" 	<p>'Subservient to the original footprint' is a well understood term by architects and planning authorities, though opinions will differ.</p> <p>The Plan will support extensions that meet the criteria and help mitigate the impact of the loss of garden by contributing to a 10% gain in biodiversity, perhaps by increasing planted areas, installing a green roof or through other means.</p> <p>The extension should be smaller than the footprint of the house, or 'subservient to'.</p>

<p>Practical Implementation and Monitoring:</p> <ol style="list-style-type: none"> 1. "How will this be monitored?" 2. "Who is deciding where the biodiversity corridors lie? Has this work already been done? If not, who is doing it?" 3. "How will this be enforced?" 	<p>Evidence and justification for the biodiversity corridors can be found in detail in the appendix to the Plan. Most of the corridors are already set forth in the existing Plan. When a planning application is submitted, its impact on biodiversity corridors will be considered by the Planning Authority in making a determination.</p>
<p>Community Engagement and Awareness:</p> <ol style="list-style-type: none"> 1. "Should consider an education plan for the public to raise awareness." 2. "I fully support this policy and I think we need to raise awareness of these issues in the community." 	<p>This is an excellent idea and one that the Forum hopes to pursue. A very successful project has been conducted in local schools. See the consultation document for more details.</p>
<p>Specific Recommendations and Concerns:</p> <ol style="list-style-type: none"> 1. "New builds and large projects should be required to include green roofs, green walls, and/or solar & heat pumps." 2. "The biggest blow to diversity/green space from private houses is people paving over front gardens." 3. "Tree Replacement: Currently trees are being felled on a regular basis in Hampstead." 	<p>We hope our new policies address these suggestions.</p>
<p>Support and Importance:</p> <ol style="list-style-type: none"> 1. "This is very important for the future of our planet." 2. "Hoping the target of 10% will materially increase in the near term." 3. "There is so much potential in the area for increased biodiversity" 	<p>As mentioned above, extensions may result in loss of garden space but other gains could be made through the installation of green roofs, the removal of hard landscaping, the increased use of soft landscaping, bat boxes, etc.</p>

and the extension of biodiversity corridors."

Mixed Reactions:

1. "I cannot see how extensions can provide net gains for biodiversity."
2. "Raingardens should not be a part of this policy."

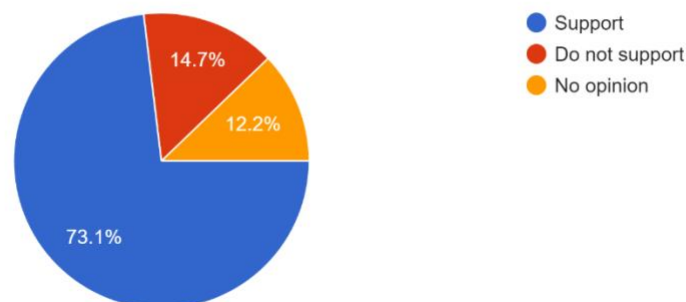
Question 4

Resisting the loss of retail space to residential

A new policy would resist the loss of retail and business premises (Class E) to residential occupation unless it can be shown that there is a long history of vacancy.

Do you support this policy?

156 responses



Comments	Responses/action taken if applicable
<p>1. Market Forces/Economic Realities</p> <p>"This has to be left to market forces. If shops cannot be sustained, then use premises as housing instead."</p> <p>"The high street is dead and we might as well accept it."</p> <p>"Retail is flourishing online. There is a housing crisis and we need to provide secure long-term accommodation far more than we need yet another bakery/coffee shop/clothes shop."</p>	<p>Residential development often brings greater returns than commercial development but at a long-term cost to the health of High Streets, according to research. This is why Camden has applied for an Article 4 Direction to withdraw permitted development in key shopping area that would allow the change of use from commercial (Class E) to residential.</p> <p>The Forum's monitoring of departing and arriving businesses in Hampstead does not support the contention that the high street is dead.</p>
Supporting Local Businesses	Rates and rents are not covered by planning law.

<p>"Return to Traditional Use: Retail and business premises should be returned to how they were once used, as living in/shop premises, encouraging local productivity and housing."</p> <p>"We need to support businesses by putting rent control in place—a lot of small businesses cannot afford the area."</p> <p>"I support this new policy to resist the loss of retail and business premises. We need to keep Hampstead shops for everyone."</p>	
<p>Community Needs</p> <p>"Could the public have an input on what kind of shops we actually need in the area? Rather than simply opening the nail studio?"</p> <p>"There is a need for public/social housing. But stop commercial developments of expensive private flats that don't serve the community."</p>	<p>Change of use within the same business class is permitted development.</p> <p>The Plan addresses housing needs in HC1. For example: Except in exceptional circumstances, housing proposals will not be supported which would result in the loss of small self-contained dwellings, either studio or 1 or 2 bedrooms, in conversions.</p>
<p>Shop Maintenance/Appearance</p> <p>"Unfortunately, the past few years have seen businesses not taking care of shop fronts and pavement areas around them tend to be very dirty and unkempt resulting in a neighborhood swarming with rats and foxes going through rubbish left by shops."</p>	<p>Many commercial properties, just like some houses, are left empty for reasons unknown. Planning law cannot force owners to fill empty shops or properties.</p>

<p>"I would not like to see shops empty for extended periods of time, waiting for the economy to wake up or for the right to redevelop for residential to be granted."</p>	
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Question 5

A Vision for Strategic sites

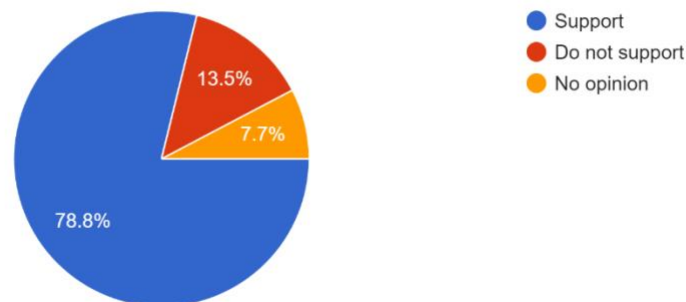
Camden has identified Queen Mary's House (near Whitestone Pond) and the Royal Mail Hampstead Delivery Office on Shepherds Walk as sites for future development.

The new draft Plan sets forth a vision that could help guide future development, should it take place. For example, the vision expects any development to consider the low-rise nature of the existing Queen Mary's site and the importance of surrounding views. It expects development to continue to provide affordable housing, and encourages retrofitting rather than new build where possible.

Regarding the Delivery Office site, the vision suggests that the site could meet both the housing mix policies of the Hampstead and Camden plans by providing vibrant live/work units to replace many traditional workshops and studios that have been lost through the re-development of Hampstead.

Do you support this vision?

156 responses



<p>**Concerns about Closing the Delivery Office:**</p> <p>1. What would happen to the Delivery Office? It is a key infrastructure for the community. I do not support the closing of the delivery office as it's useful and I use it often.</p> <p>2. Why earmark the Delivery Office for workspaces? Why not give priority to housing? Just build council houses like in the old days.</p> <p>3. I agree in relation to property such as the Queen Mary House but in the case of the Royal Mail Sorting - Delivery Office, they must have another location close to the business centre to service the needs of the public.</p> <p>4. No, would need to dig deeper into details to form an opinion either way. Don't want to lose the sorting/delivery office. Should remain as housing/residency for the elderly, disabled, and vulnerable members of the community.</p>	<p>Camden already has identified both locations in the strategic sites plan. The purpose of the vision is simply to guide Camden should these sites be redeveloped.</p> <p>The idea of live/work/housing spaces is to provide replace the sort of shared workshop/living space that was once common in Hampstead and supported many artisans and small business owners.</p>
<p>**Affordability and Housing Mix:**</p> <p>5. I am not in support of offering affordable housing in such a prime location. Also, provide an alternative as to where we will have sufficient facilities for our postal collections in close proximity to our residents in Hampstead.</p> <p>6. I do not think that a new development in the Queen Mary's site should be overly restricted in terms of height to protect existing views.</p>	<p>The Plan would support a low-rise development, preferably one retaining most of the existing buildings.</p> <p>Camden would expect the provision of housing on the site to meet its housing criteria set forth in the Local Plan.</p> <p>Queen Mary's has some low-income housing on-site but it has not been used for nurses' accommodation for many years.</p>

<p>7. Low rise essential to the look and feel of Hampstead but no more hideous Firecrest type developments PLEASE.</p> <p>8. Avoid high rise and focus on affordability. That development is currently costing so much to keep running. Refurnish into flats would be a great idea as off street parking.</p> <p>9. The Queen Mary's site development should be no taller than the existing buildings.</p> <p>10. Queen Mary's house is currently accommodation for Royal Free nurses. I don't think it should be redeveloped. 'Affordable housing' in Hampstead is not affordable for most people (given the way it is defined). So those people currently residing at Queen Mary house will be rehoused a long way away.</p>	
<p>**Environmental Considerations:**</p> <p>11. Again, should require insulation, heat pumps, solar & greening.</p> <p>12. These sites should not just be retrofitted, but it is critical that they have micro-generation (solar, heat pumps), strip out ALL GAS (no gas boiler, gas job), and are sufficiently insulated. ALL NEW housing projects in Hampstead/ Camden should have this requirement.</p>	<p>The Plan would require the highest environmental standards in the renovation of the site.</p>
<p>**Community Services and Infrastructure:**</p> <p>13. We need to keep services such as the post office. There are virtually no banks left, and for some people, it's a problem. I fully agree with the need to put the Saint Mary's buildings to good use, though.</p> <p>14. Would love a Christ Church Secondary School in the QM site, and</p>	<p>The Plan identifies the Post Office as an important community asset as well as all the local schools.</p>

<p>100% affordable housing for teachers and key workers at the RM site to mitigate the absurdity that is Novel House on New End.</p> <p>15. We need a police station in Hampstead, surely?</p>	
<p>**Cautious Optimism and Skepticism:**</p> <p>16. Sounds promising, but the cynic in me says profit will come first and these ideals will be compromised.</p> <p>17. Proposal too vague " suggests that the site could meet " etc. Need a better outcome than the potential overdevelopment of the Daleham Gardens plan for the block of flats. Not clear what will happen to the sorting office nor the nurses' accommodation if they are thrown out? So can't make a decision on this.</p> <p>18. Make the new properties attractive and maximize their value. The sale proceeds eventually come back to us, the taxpayer: you must provide maximum value from the properties.</p> <p>19. I do not trust Camden at all; I feel that retrofitting would be far better, as most new builds are just knocked. Any change should remain within keeping of the area.</p>	
<p>**Diverse and Vibrant Community:**</p> <p>20. Studios, workshops, should be encouraged.</p> <p>21. A rich mix of use class with key worker housing can only help make a thriving non-elitist community.</p> <p>22. I fully support this vision. I would also emphasize that new developments in Hampstead should also aim to</p>	

improve pedestrian and cycling infrastructure on their boundaries.	
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Question 6

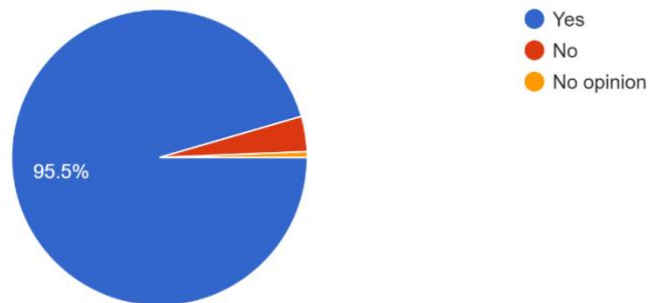
Our Vision for Hampstead

The vision statement that guided the original Plan continues to shape our new policies. The vision seeks to ensure that Hampstead is:

- Lively and contemporary, while safeguarding the fine heritage of streets and buildings.
- Promoting sustainability and energy efficiency, so as to mitigate and adapt to the climate emergency.
- Enduringly green, with the Heath, open spaces, trees and landscapes well protected.
- Safe and walkable, with good public transport and alternatives to use of cars.
- Business-friendly – to meet needs of residents, workers and visitors and back local enterprise.
- A community with good amenities, a sense of belonging and mutual support.

Do you agree these goals are still relevant?

156 responses



<p>**Harmless and Worthy Aims:**</p> <p>1. Harmless and worthy aims. This is just common sense.</p>	
<p>**Prioritization and Sustainability:**</p> <p>2. Yes, but we should stack rank them in terms of priority. I also believe that we should put sustainability and energy</p>	<p>Re-ranking the priorities is something we could consider.</p>

<p>efficiency as a no 1 priority. We need proper waste and recycling clean up. The rubbish on the street ripped into by foxes is absolutely appalling.</p> <p>3. The first priority (and at the top) should be sustainability and energy efficiency.</p> <p>4. These sound like great goals. More to discourage cars, especially school runs AND 4x4s.</p> <p>5. All good notions but let's have some practical steps and help, especially on getting housing towards net zero.</p>	
<p>**Public Transport and Tourist Impact:**</p> <p>6. These matters are important both to local business, tourists and residents. Has there been discussion regarding homes left unused by foreigners wishing to take advantage of sale future profits and restrictive tax in their countries of residence?</p> <p>7. The emphasis on 'good' public transport neglects to highlight the complete absence of any underground station with step-free access. This makes tube travel impossible for the relatively high proportion of older residents mentioned in para 8.7, as well as disabled and less able people of all ages and also people with babies or small children in buggies, prams, and pushchairs.</p>	<p>Unfortunately, planning policy cannot address homes left unoccupied.</p> <p>Step-free access to the London Underground is of concern but outside the Plan's remit, though it is an issue the Forum could raise.</p>
<p>**Walkability and Heritage Preservation:**</p> <p>8. Most important here are safe and walkable, and safeguarding heritage and of course the heath being protected. Everything on the list to be recommended.</p>	<p>The Forum is concerned about road safety and walkability. Not all parts of the vision, though, can be addressed within the Plan.</p>

9. The goals of the vision seem desirable and reasonable. Much work is, of course, required on some, namely the final three, and especially walkability.

10. I feel that the ability to safely cross streets is my biggest concern in day-to-day Hampstead life, especially with a school-age child that would like to walk to and from school himself. Many logical crossings in Hampstead turn out not to really be crossings at all.

****Concerns about Motor Access:****

11. Hard to disagree with these broad laudable aims! However, I must speak out for the many older residents in our area. The trend is to encourage walking and cycling at the expense of having any motor access.

12. There are far too many big cars/SUVs on Hampstead's narrow streets. It affects safety and air quality as well as noise.

13. Add cycle lanes. They're pathetic and unsafe at the moment. Important to respect the right of residents to own and park a car.

14. Yes, but. It is very important that the Plan should not penalize residents' ownership of cars, either by further parking restrictions or additional route restrictions that create de-facto Low Traffic Neighbourhoods.

****Community Engagement and Safety:****

15. I feel that a partnership between local schools and the community should also be listed. Recently, I have had a couple of incidents of feeling unsafe around local school children, who, although directly across from school,

<p>had no boundaries or expectations on their behavior as representatives of the school.</p>	
<p>16. Sort out policing first.</p> <p>17. Please do not take away parking options. Belsize Park is now a no-go area for me because the parking bays have all been given over to cycle lanes. I never see a cyclist either! The shops must be suffering.</p> <p>18. However, you do not mention the lack of proper street bins everywhere, leading to embarrassing piles of litter bags and filth on the sidewalks; I refer to Camden's lackadaisical street sanitation.</p> <p>Bins should not be left on pavements</p> <p>19. Make parking permits even more local. To discourage driving short distances. I.e. Different permit for South End Green and Hampstead High St.</p> <p>20. Many streets have inadequate street lighting that doesn't actually meet guidance for safe and more secure streets. We need more street lighting and more options, whether it is lighted bollards or street lamps. It is imperative to improve safety as poor lighting especially at night is not ideal in regard to falls, slipping, and crime reduction.</p>	<p>The Plan deals with the built environment; parking, policing, cycle lanes, rubbish collection, recycling schedules, fall outside the Plan's remit.</p>
<p>**General Support and Suggestions:**</p> <p>21. I love living in Hampstead and I want more people to be able to live here. I would like the vision for Hampstead to include increasing the supply of housing to address the housing crisis and the climate crisis.</p> <p>22. The goals of the vision seem desirable and reasonable. Much work</p>	

is, of course, required on some, namely the final three, and especially walkability.

23. These are very good goals. Attracting too many people without adequate cleaning only makes Hampstead dirtier for residents. Further, the peaceful nature of Hampstead has been compromised by the additional visitors and there are too many cars.

24. Sadly a dream scenario - neighbor groups may support each other but not much else - that's the present reality.

water dispenser at South End green is a great idea but incredibly unsightly looking. Please have it updated to something that is not plastic and more high quality metal etc..

Electric car charging from homes across pavements is not ideal, and dangerous for those with poor sight. We need a mechanism for people to be able to get permission to put cables underneath the pavement.

****Concerns about Overregulation:****

25. These are very vague - they are not SMART targets in any way. I think it would be difficult to disagree with any of that vision - but trying to actually achieve anything under it is pretty meaningless.

26. We must, at the same time as supporting increased biodiversity and greening, support sustainable drainage design and rainwater harvesting. The beautiful plants of Hampstead require water, but it is time to focus on how we water them. Taking water from the mains should no longer be the first line option. We should be requiring developments to comment on their

The Vision guides the Forum in drafting planning policies that can shape the development of Hampstead over time.

Our sustainable development policy (D3) requires development to be water efficient: *The Plan welcomes proposals that exceed Camden's requirement to be water efficient by such measures as grey-water recycling, permeable paving, and drought-resistant landscaping. The use of rainwater harvesting will be expected where feasible.*

The aim of the considerate constructors policy is to protect the amenity of neighbours.

sustainable drainage design systems in relation to rainwater harvesting.

27. Amenities of residents: More focus and rigorous policies should be incorporated on protecting both the amenities and physical environment of residents during the construction process.

28. Cars are important to many residents who require them for a variety of purposes which alternatives can't cater for.

29. I oppose moves to ban cars when older and disabled residents depend on them. I think the balance towards cycle lanes is completely out of proportion and in any case the existing ones are seriously underused.

30. I think it's a great vision, and it is hard to argue with any of the statements. We should all be proud to live in Hampstead, and the area needs to be protected as it is developed.

31. It is far too wordy, far too long, well meaning but frankly despite what you say about its official status with Camden, it's Planning Officers are likely to either ignore or amend it. Camden should like Westminster BAN all new basement developments whatever the circumstances as crafty developers will always find a way round the regulations. Despite all the specifications about environment, building height and design, the Finchley Road O2 development has been waved through by Camden and the Mayor has apparently refused to call it in. Similarly the ghastly overheight tower block development around Bloomsbury, despite all the similar environmental and height regulations AND in a Conservation area has been waved through by Camden Planners ruining the whole area around the British Museum which had been saved by local groups. I

The claim that Westminster Council bans basements is not entirely accurate. While Westminster Council has implemented restrictions and regulations regarding basement conversions, such as limiting them to a single storey in most cases and introducing new construction codes to control their impact, there is no outright ban on basements. The council's approach involves considering each case individually and imposing restrictions to manage the construction of basements effectively, especially in response to concerns about excessive development and the impact of multi-storey basements on London homes. Therefore, it is more precise to state that Westminster Council regulates basement conversions rather than outright banning them.

Unfortunately, enforcement falls outside of the Neighbourhood Plan but the Forum reports planning violations to the Camden Planning Enforcement Team. We follow up and keep a record of the outcome of our complaints.

have written to both the MAyor and Michael Gove in the hope that they might call it in.

“Whilst the theoretical proposals - if implemented - are excellent, that is the big "IF". There are a number of examples very close to home which go against the spirit of the plan, e.g. in Keats Grove, one of the most important listed and attractive streets in the whole area.

At No. 4 "The Studio", the building has been empty and neglected for over a year, probably more. The metal fence to the street is bent and distorted, builders rubbish has been dumped and left in the front garden, the place is partially boarded up with paint peeling from the front door, and a semi-permanent hoarding partially blocks a view of what should be an attractive building. The whole has an air of neglect and abandonment.

Further down the road at No. 12B right opposite Keats House, much visited by tourists and one of our showpieces, the driveway is covered in mud, cranes and diggers working continuously, with one of the original- and attractive buildings demolished and all for the sake of some developer with too much money and total lack of taste and sympathy to the surroundings. The original House stands empty and a fortune has been spent on erecting a high brick wall and gateway, the other end of which has been partially demolished to let in diggers etc. It is a scandal that such a mess should be permitted in one of the most important roads in Hampstead ruining the ambience of what should be a quiet and attractive street. How has this been allowed to happen?

Further up the road, at the junction with Downshire Hill, an ugly green utility cabinet was erected some time ago, but

instead of placing it against the wall, it is right on the edge of the pavement, making an obstruction. And just further on, what was a most attractive house (next to the Hopkins House) which had a unique glass-lit passageway from the street entrance to the main building has now been covered in a black shiny builders coating - I hate to think what is being done under this cover to yet again another unique building. Why, why is this allowed to happen with all the specifications, conditions and plans which Camden is supposed to supervise and implement."

Your plan specifying mini detail of mansard roofs, and suchlike is fine but the bigger picture is lost in all these fine well meaning statements when it comes to Camden Planners and their ghastly Chair of the Planning Committee, Heather Johnson, who will always side with the developers if it comes to a close vote.