



HAMPSTEAD NEIGHBOURHOOD FORUM

Kristina Smith
Camden Planning Solutions Team

13 March 2023

Re: Two and a half Rudall Crescent, Planning Reference 2023/0421/P

Dear Ms Smith,

The proposed extension to the front property boundary would be detrimental to the Plan area and contrary to Policy DH1 and DH2 of the Hampstead Neighbourhood Plan.

Policy DH1 states that development proposals should demonstrate how they respect and enhance the character and local context of the area by ensuring that the design is sympathetic to established building lines and arrangements of front gardens, walls, railings, or hedges. Policy DH2 states that development proposals must seek to protect and/or enhance buildings that make a positive contribution to the conservation areas (numbers 2-6 even are noted as making a positive contribution).

The Hampstead Conservation Area Statement notes that no. 6 had “an unsightly conservatory in the front of the ground floor bay”. This unfortunate addition should not serve as a precedent for disregarding the established building lines. No. 2 ½, in fact, is an extension set in the rear garden of 9 Willoughby Road, as shown in the photos below. The application neglects mentioning this important elevational relationship.

The glass balustrade and terrace would intrude on the street scene and potentially pose overlooking issues.

Camden guidance on extensions further states:

Front extensions including porches are usually highly visible alterations that can change the character of a building and the street. They can have a particular impact where front gardens are an important characteristic of the area, and where the street has a regular pattern of buildings and a clearly defined building line (as in many streets of terraced and semi-detached houses)

We ask Camden to refuse for these reasons and recommend the applicant seek other alternatives.

Sincerely,
Janine Griffis

