



HAMPSTEAD NEIGHBOURHOOD FORUM

9 August 2021

Nora-Andreea Constantinescu
Planning Solutions Team Camden

Re: 2021/3494/P, Netley Cottage and Grove Lodge

Dear Ms Constantinescu,

The Hampstead Neighbourhood Forum objects to the proposed linking of these two properties as it would convert Netley Cottage into ancillary accommodation, resulting in the loss of a separate dwelling. Combining two large dwellings would be contrary to policies on housing mix in the Camden Local Plan and policy HC1 of the Hampstead Neighbourhood Plan.

Camden Local Plan paragraph 3.196 states: “Where a development is for the conversion of existing homes (including the creation of self-contained homes from residential accommodation that is ancillary to another use), the Council will seek to minimise the loss of market homes with 3 bedrooms, *particularly where the 3-bedroom homes have access to outside space*” (our emphasis).

Both Netley Cottage and Grove Lodge are large properties that have been extensively enlarged in recent years.

Creating internal links between Netley Cottage and Grove Lodge represents a significant change to the character and structure of two listed buildings. Policies D1 and D2 of the Camden Local Plan make clear that development of designated heritage assets must preserve or enhance their character. D2 states that ‘the Council will not permit harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of a proposal convincingly outweigh that harm.’ Creating new entries between the properties represents a substantial change and would cause harm to the setting of the listed properties. The benefit would be private. There would be no public benefit.

Joining the two gardens by means of creating an opening in the existing brick wall would emphasise that the substantial Nutley Cottage garden would be “annexed” as well, further blurring the distinction between the two historically separate heritage assets (though once owned by one person, no evidence is given that these two properties were ever considered one dwelling).

Finally, the previous owner of Netley Cottage obtained planning permission in 2018 for an extension to Netley Cottage (2018/4295/P). The intention of the current applicant regarding this extant permission is unclear.

We recommend refusal.

Sincerely,

Janine Griffis