HAMPSTEAD NEIGHBOURHOOD FORUM

24 June 2020

Sofie Fieldsend
Planning Solutions Team
Camden Council

Re: 2020/2165/P, 14A Hampstead Hill Gardens NW3 2PL

Dear Ms Fieldsend,

The Forum is concerned about one aspect of this application: namely, the proposed breaking of the front boundary wall of the property in order to place a gate that would lead down new stairs to the basement flat.

This would set a precedent in the treatment of the original front boundary walls on that side of this part of Hampstead Hill Gardens – a street of which the heritage is important because it was originally built for artists in the 19th century. Nos 10-20 (even) are listed as making a positive contribution in the Hampstead Conservation Area Statement.

The Forum considers that the applicant could achieve the same goal by other means – for example, by having a gate and stairs leading down to the left of the front door. This has been done two doors along the street at No. 18.

We do not object to putting railings on the boundary wall, as has been done with many houses nearby. However, placing railings on the left hand side of the wall and not on the right hand side (the section in front of the garage) would make the boundary wall unbalanced. The garages beside No. 14 are mentioned in the draft Hampstead Conservation Area Appraisal and Management Strategy, currently being developed by Camden, as features that detract from the character of the area and would benefit from enhancement. There is a risk that the proposed treatment would further detract.

The Forum recommends that Camden reject the application as it stands. It would be contrary to policies DH1 (design) and DH2 (Conservation Area) of the Hampstead Neighbourhood Plan. The application makes no case as to its benefits to the character area in which it is situated, nor of how it contributes to the Conservation Area.

The Forum recommends that the applicant creates an alternative approach to the front boundary wall.

Yours sincerely,

Alex Nicoll

Hampstead Neighbourhood Forum