



HAMPSTEAD NEIGHBOURHOOD FORUM

Matthew Dempsey
Planning Solutions Team
Camden

21 July 2022

Ref: 2022/2232/P, 2 Eldon Grove

Dear Matthew,

The south-west side of Eldon Grove consists of pairs of substantial houses that still have gaps permitting pleasant views of trees behind. Nos. 2-9 are listed as making a positive contribution to the Conservation Area in both the existing and draft Fitzjohns/Netherhall Conservation Area statements.

However, this proposal is not in keeping with these principles. The proposed side extension is excessive in its width, height, depth, mass and scale. The proposed white rendering on such a large structure would be excessive. We question whether the proposed window treatments are in keeping with the street. It is questionable whether the extension could be said to be subsidiary to the house.

Other houses on this side of the street do have side extensions. However, none are on this scale. For example, No. 5 has a full height extension but this is well set back from the front of the house, is away from the boundary fence, and is built in brick so that it is clearly part of the house.

Other existing extensions between Nos. 2-9 are set back from the boundary fences and are not on the proposed scale in terms of depth and height.

The application is clearly contrary to Policies DH1 (design) and DH2 (conservation areas) of the Hampstead Neighbourhood Plan. We recommend that it be refused.

Yours sincerely,

Alexander Nicoll
Hampstead Neighbourhood Forum