



HAMPSTEAD NEIGHBOURHOOD FORUM

Mark Chan,
Planning Solutions Team,
Camden

30 April 2021

Ref: 1 East Heath Road, 2021/0909/P

Dear Mr Chan,

The Hampstead Neighbourhood Forum objects to the proposed garden office cabin because of its size and its impact on the setting of a listed building and on the building itself.

As the applicant notes, the cabin would be both taller and longer than the existing structures that it would replace. It can clearly be seen in the applicant's drawings that the cabin would cover the window next to the front door and would rise uncomfortably close to the balcony/window which is a main feature of the house's frontage. To anyone looking down East Heath Road, the proposed construction would protrude into the pleasing view of the house and the trees in front of it. (See photographs on next page).

As a result, the proposed cabin is contrary to several clauses of policy DH1 of the Hampstead Neighbourhood Plan, including failing to respect and enhance the character of the area. It would also fail to protect and/or enhance a building that makes a positive contribution to the Conservation Area, contrary to policy DH2.

By obstructing a window, the proposal would cause harm to the listed property and would visually obstruct a view of the house itself, would cause harm to the setting of a listed property. There would be no public benefit to offset this harm.

We recommend that Camden refuse permission for a cabin of these dimensions.

With thanks,

Yours sincerely,

Alexander Nicoll
Hampstead Neighbourhood Forum

