



HAMPSTEAD NEIGHBOURHOOD FORUM

19 June 2020

Ben Farrant
Planning Solutions Team
Camden Council

Re: 2020/2139/P, 3 Inverforth Close, London NW3 7EX

Dear Mr Farrant,

This application appears, in effect, to be an amendment to the application 2016/6953/P, which was approved, as varied by application 2017/4730/P, which was also approved. The significant difference from the previous plan (for which construction is currently under way) is the addition of a mansard roof extension to increase the first floor living space.

While the applications of 2016 and 2020 do not directly compare in terms of the illustrations offered, the difference between the 2016 plan and the 2020 proposal can be seen best in the north elevation. The proposed mansard roof projects to the east, over the adjacent front garden of 2 Inverforth Close.

The issue is the scale of the proposed alteration. Its bulk and prominence appear to go against Camden's planning guidance on roof extensions of March 2019, as well as guidance in the Hampstead Conservation Area Statement. The proposed extension would be highly visible not only in that part of Inverforth Close itself but also from the adjacent open woodland and public footpaths. Admittedly, the alteration would not be to an existing building as such, since the house is already being substantially altered under the 2016 approved plan. But it would still represent a substantial change.

The proposal is, in several respects, against policies DH1 (Design) and DH2 (Conservation areas) of the Hampstead Neighbourhood Plan. We recommend that Camden reject the application.

Yours sincerely,

Alex Nicoll

Hampstead Neighbourhood Forum