



## HAMPSTEAD NEIGHBOURHOOD FORUM

9 May 2023

Obote Hope  
Camden Planning Solutions Team

Re: Planning Reference 2023/1237/P, 20 Denning Road

Dear Mr Obote,

The Hampstead Neighbourhood Forum objects to the proposed altering of the front boundary wall as contrary to the Hampstead Neighbourhood Plan.

Policy DH1 states the development proposals should demonstrate how they respect and enhance the character of the area by “ensuring that design is sympathetic to established building lines and arrangements of front gardens, walls, railings, or hedges.” Policy DH2 states that new development should take advantage of opportunities to enhance the conservation areas by protecting and, where appropriate, restoring original architectural features, including walls, that would make a positive contribution to the conservation area.

H10 of the Hampstead Conservation Area Statement states:

Front and rear gardens are an integral characteristic of the Conservation Area, many of which retain boundary walls/ railings and planting. Alterations to the front boundaries between the pavement and houses can dramatically affect and harm the character of the Conservation Area as the walls/railings alongside the road and within properties add to the attractive appearance of the front gardens and architectural setting of the buildings in the Conservation Area. Proposals should respect the original style of boundary and these should be retained and reinstated where they have been lost.

The Design & Access Statement states that similar bin store areas have been constructed in the front gardens at numbers 4 and 6 Denning Road (see photo) but in these properties the front wall is a retaining wall and the storage area built under the garden area. Number 2 is a unique house with bin access through a high wall. Throughout the rest of the street no bins are accessible directly from the pavement. The wall of number 20 currently mirrors that of number 18, forming a balanced pair (see photos).

The proposal is similar to 2019/0911/P, to which the Forum initially objected. The proposal was revised to remove the alterations to the boundary wall. We recommend the proposal for 20 Denning Road be similarly amended.

Sincerely,

Alex Nicoll  
Chair, Hampstead Neighbourhood Forum



Number 20 and 18 Denning Road



Bin storage at numbers 4 and 6 Denning Road is unobtrusive and fits under the front garden.