



HAMPSTEAD  
NEIGHBOURHOOD FORUM

# HAMPSTEAD NEIGHBOURHOOD PLAN

2018-2033

**Hampstead Neighbourhood Forum**  
under the Neighbourhood Planning (General) Regulations 2012  
Adoption version – October 2018

# Foreword

This document represents the culmination of five years of work by many volunteers and is based on the input of hundreds of local people. Our aim with this Neighbourhood Plan is to promote Hampstead's future as a lively and contemporary neighbourhood with exceptional heritage and unique open spaces.

Over the course of 2014, the Forum consulted extensively with residents, businesses and other stakeholders in Hampstead. We appeared at festivals, met with groups and individuals, got out the word through our website and the local media and managed to increase our membership from about 150 to more than 1000. Several hundred people attended our three consultation events. We listened to your feedback and worked hard to incorporate your views into a "Vision" document. The excellent response helped us establish a clear set of aims and objectives for how the local community would like to shape future development.

During 2015 and 2016, we sought to put some policy flesh on these visionary bones, or rather, some teeth. We also spent many months gathering the evidence to back up these policies.

We presented our draft Neighbourhood Plan for consultation in the spring of 2017 and received overwhelming support for the policies it contained. The Plan passed a public referendum in June 2018 with 91.5% voting in support.

We are grateful for the support we have received from Locality and would like to thank everyone who has helped produce this document, to the Forum Committee, to all of our local Councillors, to our consultants at Fortismere Associates, to Deborah McCann for conducting our Health Check and to Andrew Triggs and Brian O'Donnell at Camden Council for their guidance and support.

Janine Griffis  
Chair, Hampstead Neighbourhood Forum  
**[www.hampsteadforum.org](http://www.hampsteadforum.org)**

## Hampstead Neighbourhood Forum

Committee: Janine Griffis (Chair) David Castle (Vice Chair), Stephen Taylor (Secretary), Alex Nicoll (Communications), Tom Brent, Linda Chung, Oliver Froment, Caroline Goldsack, Vicki Harding, Andrew Haslam-Jones, Sowmya Parthasarathy, Nicola Sinclair, Clyde Whittaker.

### *Ex-officio members*

Cllr Marcus Boyland (Gospel Oak), Cllr Oliver Cooper (Hampstead Town), Cllr Maria Higson (Hampstead Town), Cllr Jenny Mulholland (Gospel Oak), Cllr Henry Newman (Frognal and Fitzjohns), Cllr Andrew Parkinson (Frognal and Fitzjohns), Cllr Lorraine Revah (Gospel Oak), Cllr Gio Spinella (Frognal and Fitzjohns) and Cllr Stephen Stark (Hampstead Town)

### *Advisers to the Committee*

Carissa Bub, Dr Michael de Freitas *Chartered Geologist, Emeritus Reader of Engineering Geology, Imperial College*, Andrew Dismore *London Assembly Member for Barnet and Camden*, Martin Humphery, Peter Kohl, Richard Price, Redmond Szell

# Contents

<b>1. Executive Summary</b>	<b>4</b>
<b>2. Introduction</b>	<b>6</b>
<b>3. Design and Heritage</b>	<b>12</b>
<b>4. Natural Environment</b>	<b>25</b>
<b>5. Basements</b>	<b>36</b>
<b>6. Traffic and Transport</b>	<b>47</b>
<b>7. Economy</b>	<b>66</b>
<b>8. Housing and Community</b>	<b>76</b>
<b>9. Appendices</b>	<b>82</b>
1 Evidence base	
2 Character areas	
3 List of designated and non-designated heritage assets	
4 Open Spaces and Biodiversity Corridors	
5 Hampstead Local Green Spaces evidence	
6 List of veteran and important local trees	
7 List of important local views	

## List of maps

Map 1: Hampstead Neighbourhood Plan Area (grey area excluded)	10
Map 2: Character areas	15
Map 3: Conservation areas	16
Map 4: Views	18
Map 5: Open Spaces and Biodiversity Corridors Map	27
Map 6: Hampstead geology	40
Map 7: Hampstead topography	40
Map 8: PTAL scores	59
Map 9: Hampstead Town Centre	68
Map 10: South End Green Neighbourhood Centre	70

# 1. Executive Summary

1.1 Vision: Our proposed vision is to conserve and foster Hampstead's charm and liveability by protecting the distinctive character of buildings and open spaces, the Heath, healthy living, community spirit and the local economy.

1.2 The main aims of our Neighbourhood Plan, which we also refer to as the Plan, were included in our Vision statement and have received strong support in community consultations. They are to ensure that Hampstead is:

- Lively and contemporary, while safeguarding the fine heritage of streets and buildings
- Enduringly green, with the Heath, open spaces, trees and landscapes well protected
- Safe and walkable, with good public transport and alternatives to use of cars
- Business-friendly – to meet needs of residents, workers and visitors and back local enterprise
- A community with good amenities, a sense of belonging and mutual support

1.3 To meet these aims, the Plan sets out policies in the following areas:

**Design and heritage:** Development must respond to the history and distinctive character of Hampstead's different areas. It must contribute positively through good architecture and landscaping. Development must conform to conservation area appraisals and management strategies and must not harm an area's character or heritage assets. These norms apply to changes to the streetscape.

**Natural environment:** Development must protect local green spaces and trees important to the character and environment. The Plan supports development that fosters strong ecological networks and biodiversity.

**Basements:** The Plan requires basement proposals to demonstrate that neighbours and the local environment will be protected from harm.

**Traffic and transport:** The Plan supports development that reduces motor vehicle traffic, improves public transportation and promotes alternatives such as cycling and walking. The Plan seeks to limit the impact on the environment of heavy goods vehicles.

**Economy:** The Plan supports development that encourages a healthy retail mix. This means broadening the range of shops and eating and drinking places and supporting the retention of business premises and small and independent shops. Shopfronts and signage should reflect the heritage and their designs should be sensitive to the streetscape.

**Housing and Community:** The Plan supports the improvement of community facilities, particularly those that serve older people and those with disabilities. It backs development that promotes affordable housing.

#### **1.4 This plan contains 19 policies on the following topics:**

**Policy DH1: Design**

**Policy DH2: Conservation areas and listed buildings**

**Policy DH3: The urban realm**

**Policy NE1: Local Green Spaces**

**Policy NE2: Trees**

**Policy NE3: Biodiversity Corridors**

**Policy NE4: Supporting biodiversity**

**Policy BA1: Basement Impact Assessments**

**Policy BA2: Basement Construction Plans**

**Policy BA3: Construction Management Plans**

**Policy TT1: Traffic volumes and vehicle size**

**Policy TT2: Pedestrian environments**

**Policy TT3: Public transport**

**Policy TT4: Cycle and car ownership**

**Policy EC1: Healthy retail mix**

**Policy EC2: Contributing positively to the retail environment**

**Policy HC1: Housing mix**

**Policy HC2: Community facilities**

**Policy HC3: Enhancing street life through the public realm**

# 2. Introduction

- 2.1 This is a Neighbourhood Plan created by the people of Hampstead. Our area is unique in terms of its history, its astonishing variety of buildings, and its open spaces. By creating a Neighbourhood Plan, Hampstead's community gains greater influence over the way in which the area will develop in the future. This Plan can help to ensure that future changes will address the community's needs while also preserving Hampstead's special character as a place to live and work.



## What is a Neighbourhood Plan?

- 2.2 Hampstead has been changing constantly since its first farm was established more than a thousand years ago. And it will continue to do so. A Neighbourhood Plan is an opportunity for local people to have greater influence over the management of change. How do we want our buildings to develop in the future? How do we make sure that our amenities are protected and improved?
- 2.3 The Localism Act of 2011 established the authority for local communities to develop a shared vision “to deliver the sustainable development they need”. They can do this by setting up a Neighbourhood Forum, which then writes a Neighbourhood Plan. Each forum must consult widely to ensure that its policies reflect local wishes and aspirations – and must prove that it has done



so, and that its plan is based on robust evidence. Each plan must pass examination by an independent examiner, meet the basic conditions set forth in the legislation and be approved in a public referendum before it is “made”, or adopted, by Camden Council.

## **What is the Hampstead Neighbourhood Forum?**

- 2.4 The Hampstead Neighbourhood Forum is made up of volunteers from the local community. The idea grew out of a series of meetings that culminated in our first annual general meeting in March 2014, when a constitution was adopted and a committee elected. Our application to Camden Council to be designated as a neighbourhood forum was approved in October 2014. Since then, the Forum’s committee and advisers have been developing the policies expressed in this Plan, with the help of many local people and businesses who have offered their thoughts and expertise. The Forum has also undertaken several projects that are in accordance with the policies.

## **Why do we need a Neighbourhood Plan for Hampstead?**

- 2.5 Hampstead is an attractive place to live in and to visit. Its centre retains the character of a historic village even though it is just a few miles from the centre of London. The area’s extensive development since the 17<sup>th</sup> Century has managed to retain harmony with the beautiful landscape of Hampstead Heath. In short, Hampstead is flourishing, and is loved by its residents.
- 2.6 However, like all successful areas, it faces a number of pressures. A strong property market brings constant demand for development, which requires careful management if the aspects that residents love about Hampstead are to be maintained. As in other parts of London, the desire of property owners to expand available space and enhance values, especially through the addition of basements, creates tensions. Excessive traffic is a concern for residents, especially because it worsens air quality in an area with many schools and green spaces. So too is the lack of facilities for cyclists. Residents are keen to protect the green spaces, and especially Hampstead Heath itself. They also want to be sure that their area has a strong sense of community, in particular ensuring that there are proper services for all, including more senior residents.



- 2.7 The area is fortunate to be supported by a network of regulations that help it to flourish while keeping its unique nature. It has strong conservation area appraisals and management strategies. Hampstead Heath itself is well cared for by the Corporation of London and is safeguarded by Metropolitan Open Land legislation. A vigilant community has done its best over many decades to ward off efforts by developers to encroach upon it. Camden itself has strong planning rules and the London Plan sets forth a vision for the whole of the metropolitan area.
- 2.8 However, the Forum's public consultation has shown that there are particular concerns that can be addressed in a Neighbourhood Plan. These concerns are reflected in the policies set out in the sections that follow.

### **How was the Neighbourhood Plan prepared?**

- 2.9 The Neighbourhood Forum's activities began with a series of public meetings, held in January, March and April 2014. Clear themes emerged in the opinions that residents expressed at the meetings. These views helped the Forum's committee to draft a Vision statement including broad aims and objectives that the Neighbourhood Plan might incorporate. The Vision statement was then distributed to all homes within the Forum's designated area. The results of hundreds of responses helped shape our first draft of the Neighbourhood Plan. Refining and re-drafting with the advice of Camden Council continued throughout 2015 and 2016 and a further consultations took place on the draft Plan in April and the autumn of 2017. This Plan passed examination and was approved by the London Borough of Camden in March 2018.



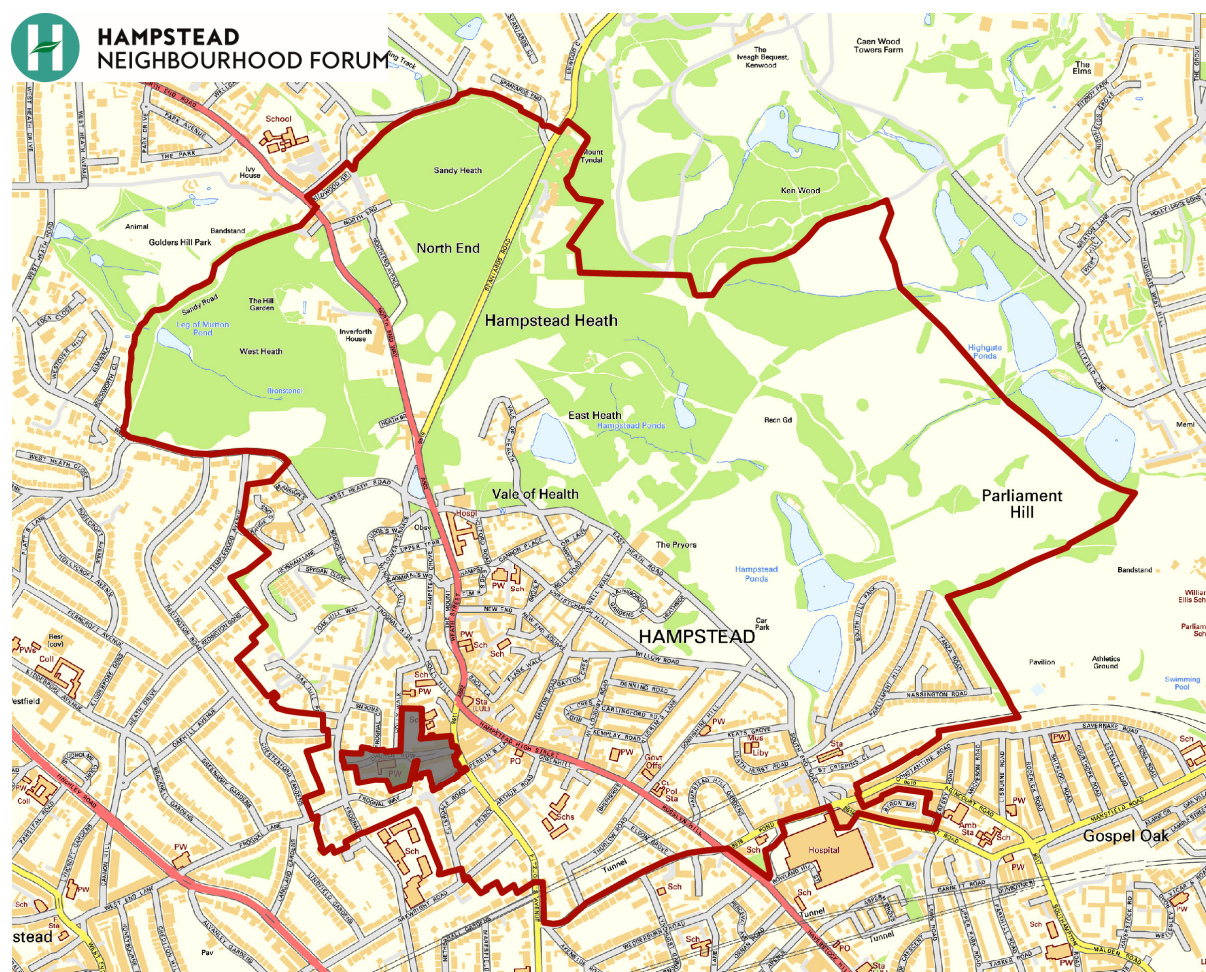
## **What force will the Plan have?**

- 2.10 The Plan will cover the 15-year period 2018-2033 (“the Plan period”). Over this period it will be monitored to ensure the policies are effective in delivering the stated objectives. It can be updated before the end of the Plan period.
- 2.11 The Plan, once adopted by Camden, will have the same legal status as the Camden Local Plan. It will become part of the statutory development plan. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

## **What can the Plan do?**

- 2.12 A Neighbourhood Plan must address the development and use of land. Neighbourhood Plans can include other ideas to improve the neighbourhood other than development and land use issues, but these have to be clearly defined and delineated and separate from the land use issues in the plan.
- 2.13 In addition, Neighbourhood Plans must meet four basic conditions set by the Town and Country Planning Act 1990. A plan must:
- Have regard to national policy and guidance issued by the Secretary of State;
  - Contribute to the achievement of sustainable development;
  - Be in general conformity with the strategic policies contained within the development plan for the area; and
  - Be compatible with EU obligations.
- 2.14 In our Evidence Base, Appendix 1, we have outlined how each policy meets these basic conditions and conforms to the National Planning Policy Framework, the Camden Local Plan and other relevant strategic policies.
- 2.15 In our consultations, many people expressed strong views about the mix of retail shops, for example. Decisions by private sector businesses to locate in Hampstead (or to exit) will depend primarily on commercial considerations. However, planning rules can have an influence in securing the type of economy and retail centres that residents and visitors want.

## Our neighbourhood: what area does the Plan cover?



**Map 1: Hampstead Neighbourhood Plan Area (grey area excluded)**

2.16 The core of the area covered by this Plan (see Map 1) is that covered by the Hampstead Conservation Area Appraisal and Management Strategy – that is, the core village and most of the immediately surrounding areas (the 2001 version is currently under revision). In addition, the area includes South Hill Park, where residents expressed a strong interest in being part of the project from the start. It includes the 19th Century expansion of the village as far as Pond Street, the areas between the village and the Heath, parts of the Heath itself, and other areas including North End and the Vale of Health. It does not include Church Row and Perrin's Walk, where residents set up a separate Forum. Neighbouring areas such as the Redington Road area have set up their own Forums and are drafting their own plans.

## Facts about our area

**2.17 The Plan Area contains 12,372 residents in 5,513 households.**

**2.18 The number of children is rising, and so is the number of over 60s.**

According to the 2011 census, 2,150 residents are under 16, or 17% of the total, up from 14% in 2001; 2,756 are over 60, or 22%, compared with 19% previously. Among them, the number aged over 75 rose 23% to 1,010 in the ten years to 2011. Only 15% of area residents are aged from 16-29, down from 21% in 2001. Women in Hampstead can expect to live to 86, and men to 81.

**2.19 The number of houses is rising, and the number of flats is falling.** There are 1,902 houses, 11% more than in 2001. The number of flats fell by 5% to 3,992.

**2.20 More than half of households, 54%, own their premises, mostly without mortgages.** This is well above 33% in Camden, but below the national figure of 63%. 34% of households rent from private landlords, well above the national average of 17%. Renting from the council (or other 'social' body) accounts for 10% of area households, below the Camden figure of 33% and the national figure of 18%.

**2.21 41% of households have no car, compared with 61% in Camden as a whole.** 43% have one car, almost the same as the national average of 42%. 16% of area households have more than one car.

**2.22 The area's population is mostly British, but quite diverse.** British passports are held by 69% of area residents; 61% of residents were born in the UK, compared with 86% of the residents of England. 13% of residents were born in other EU countries, while 6% were born in the United States, 2.4% in Australia and 1.9% in South Africa.

**2.23 The area's people are highly educated, and employment is high.** 65% of people over 16 have a degree or similar professional qualification. In London, the figure is 38%, and in England 27%. More than 70% of people aged 16-74 are employed. Just 2.8% were categorised in 2011 as 'unemployed'. About 14% of residents who are in employment work mainly at home, well above the 5% average in both London and England.