



HAMPSTEAD NEIGHBOURHOOD FORUM

Kristina Smith
Camden Planning Solutions Team

22 January 2024

Re: Planning Reference 2023/4898/P, 2 And A Half Rudall Crescent London Camden NW3 1RS

Dear Ms Smith,

The proposed extension would be, in fact, an extension to an existing extension (see photo 1 below) and would reduce what remains of the original garden to a small postage stamp, contrary to Hampstead Neighbourhood Plan (HNP) DH1, Camden Local Plan D1, the Hampstead Conservation Area Appraisal and Management Plan and Camden Guidance 1 Design, which states that extensions should be secondary to the building being extended.

In addition, the paving, covering the rest of the garden, would further diminish any existing or future possibility of biodiversity. No mitigating measures are proposed. The proposal only promises to save the two existing tree "if possible".

Both the Hampstead Neighbourhood Plan and the Camden Local Plan currently are being revised and are in the process of consultation. Both include numerous policies resisting the loss of garden space and biodiversity:

Through the planning process, we will resist the excessive loss of garden space recognising its value as a biodiversity resource, including its potential to deliver biodiversity in the future.

Draft Local Plan 11.30

Proposals for extensions and alterations to house and flats will be required to deliver biodiversity enhancements in line with Policy NE2 (Biodiversity).

Draft D4 (e)

Existing gardens, trees and landscaping make a particular contribution to the character of conservation areas. Development will not be permitted which cause the loss of trees or garden space where this is important to the character and appearance of a conservation area.

Draft Local Plan 12.76

Both draft plans oppose any increase in impermeable paving ([Draft HNP D4](#) and Draft Local Plan CC12).

Our second objection would be regarding the loss of amenity. The proposed extension and roof terrace would create the potential for overlooking of the garden of 11 Willoughby Road (see Photo 2 below) and loss of light, contrary to Local Plan, A1, and HNP DH1. In the photo, one can see that a corridor of green space exists behind the properties on Willoughby Road, which the extension would disrupt.

We would note that the extension, as is the existing house, would be lower than street level. We cannot see from the proposal how shifting the entrance would create a step-free, accessible entrance to the house (see Photo 3). The proposed entrance would be located awkwardly behind a large street tree (see Photo 4).

While sympathetic to the needs of the current householder, we must recommend that Camden adhere to the policies designed to protect and enhance the Plan area and refuse the current proposal.

Sincerely,

Alex Nicoll
Chair, Hampstead Neighbourhood Forum



Photo One – existing house attached to 9 Willoughby Road

Photo Two – proposed extension



Current entrance



Photo 3 - Current rear garden



Photo 4 - Location of proposed front entrance