



HAMPSTEAD NEIGHBOURHOOD FORUM

Sam Fitzpatrick
Camden Planning Solutions Team

19 March 2024

Re Planning Reference 2023/5162/P, 14A Keats Grove

Dear Mr Fitzpatrick,

The Hampstead Neighbourhood Forum objects to the above proposal for the following reasons:

The extension into the Protected Open Space would be contrary to NE1 of the Hampstead Neighbourhood Plan, which states that development which causes harm to Local Green Spaces, Public Open Spaces, etc., will not be permitted, except in exceptional circumstances.

The development should be constrained by the existing footprint of the house.

The pre-application advice criticises the massing of the previous proposed extension as overlarge and failing to be subordinate to the original house. While in the current proposal, the extension has been lowered in height, it still appears overly large and dominate and therefore is contrary to DH1 and DH2 of the Neighbourhood Plan. The pre-planning advice is also critical of the design, which the current proposal fails to address.

We note, too, that the pre-application advice called for removing the car port, but the plans propose rebuilding it. It does little to enhance the approach to the property, particularly as the property would be car-free to any future occupiers in accordance with Camden policy T2.

For these reasons, the Forum would recommend refusal.

Sincerely,

Alex Nicoll
Chair