



HAMPSTEAD NEIGHBOURHOOD FORUM

Leela Muthoora
Camden Planning Solutions Team

17 April 2024

Re: Planning Reference 2024/0546/P, Flat Basement And Hall Floor 43 Denning Road London NW3 1ST

Dear Ms Muthoora,

The Hampstead Neighbourhood Forum has the following concerns about the proposal for the garden room, which is situated in Biodiversity Corridor C as identified in the Hampstead Neighbourhood Plan.

The proposed garden room is significantly larger than the existing shed, extending to within 600mm of the existing boundaries. The Plan states that the proposals for property that include part a biodiversity corridor 'should not diminish the ability of biodiversity corridors to provide habitat and the free movement of wildlife.' We recommend that the rear gap be extended to 2m as suggested by NE1 (3) of the emerging revised Hampstead Neighbourhood Plan to allow for planting.

Concrete slabs, as noted in the revised Plan 'permanently degrade the garden surface, reduce trees' rooting areas by removing opportunities for them to absorb oxygen, and damage the environment when removed, degrading the ability of gardens to support biodiversity.' We recommend that a suspended timber floor should be used to avoid the use of a concrete ground slab to support future biodiversity (we note that the applicant's and neighbouring trees are not shown on the plans but can see from photos that there are quite a few).

Thank you for your consideration of our concerns.

Sincerely,

Alex Nicoll
Chair, Hampstead Neighbourhood Forum