



HAMPSTEAD NEIGHBOURHOOD FORUM

Josh Lawler
Camden Planning Solutions

17 April 2024

Re: Planning reference 2024/0698/P, The Cottage, 10 Lyndhurst Road, London NW3 5PX

Dear Mr Lawler,

The Hampstead Neighbourhood Forum would like to submit the following comments for your consideration.

Both the emerging Hampstead Neighbourhood and Camden Local plans place a great emphasis on biodiversity. While we appreciate that the much of hardstanding in the front garden would be turned over to planting, we note that the proposed garden room would extend to three of the boundary walls, leaving no gaps for biodiversity, contrary to advice in NE1 of the revised Neighbourhood Plan.

The Plan further states that the following measures should be incorporated where feasible:

- a. Increasing canopy cover and volume as part of any landscaping scheme
- b. Increasing biomass through the planting of hedges and shrubs and necromass through establishing wood piles and other dead plant life.
- c. Living green roofs and walls.
- d. Using restrained lighting in low blue content white or yellow light to minimise impact on humans and wildlife and to reduce light pollution.
- e. The protection or enhancement of the status or population of priority habitats, species, and wildlife movement.
- f. Increasing the area of permeable surfaces, particularly those that include biodiversity-enhancing features, and reducing the area of impermeable surfaces, including artificial grass.

The revised Local Plan [NE2 (v)] expects “development to realise benefits for biodiversity through their layout, design and the materials used in their built and landscaping elements, taking account of the local ecological context, strategic and local opportunities for biodiversity gains identified in the Council’s Biodiversity Strategy and emerging Nature Recovery Network, neighbourhood plans and Local Plan site allocations.”

In the Reg 14 public consultation on the revised Hampstead Neighbourhood Plan, 88.5% of respondents supported policies that would require development to increase gains for biodiversity.

Thank you for consideration of these points.

Sincerely,

Janine Griffis