



HAMPSTEAD NEIGHBOURHOOD

Brendan Versluys
Camden Planning Solutions Team

20 June 2024

Re: 73 South End Road, Planning Reference 2024/1274/P

Dear Mr Versluys,

The garden building proposed at 73 South End Road is overlarge, damaging to biodiversity and fails to utilise sustainable materials or methods of construction. The proposal is contrary to Hampstead Neighbourhood Plan policies NE4 Supporting Biodiversity, DH1 Design and DH2 Conservation Areas and Listed Building.

The emerging drafts of the Camden Local Plan and the Hampstead Neighbourhood Plan, available to view on the Forum's website, place great emphasis on protecting biodiversity and on sustainability. We note that the garden occupies an important location directly adjoining an area listed as Private Open Space.

NE1 of the draft new Hampstead Plan supports development that provides a minimum of 10% Biodiversity Net Gain and states that development, where feasible, should include the following measures:

- 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.

Providing a green roof would not on its own mitigate the loss the garden to development or the loss of trees. Further garden would be lost to surfacing and the proposed rear extension.

Little space would be left for the movement of wildlife. Draft NE1 urges all garden buildings to leave a 1-metre gap between any garden building and the boundary to provide for the

movement of wildlife. The proposed garden building would be built up to the boundaries of three different gardens, all of which are designated as Private Open Space.

Draft Policy NE2 states that acceptable garden buildings should be constructed on piled foundations or point supports (i.e., not reinforced concrete slab foundations). As the Plan explains: “Concrete slabs 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”.

The revised Neighbourhood Plan according to Draft Policy DH3 supports net-zero carbon development and expects all new build to achieve at least net zero. The revised Plan expects development to prioritise sustainable design and materials and, where possible, increase permeable surface areas. It further states that applicants should slow water run-off, using a sustainable drainage system where appropriate, such as attenuation tanks.

The proposal does not seem to address these priorities.

For these reasons, we would urge Camden to refuse.

Yours sincerely,

Alex Nicoll

Chair, Hampstead Neighbourhood Forum

www.hampsteadforum.org