



HAMPSTEAD NEIGHBOURHOOD FORUM

Kristina Smith
Camden Planning Solutions Team

9 July 2024

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

Dear Ms Smith,

We understand that the applicant has proposed the addition of a green roof to the extension. While the change is welcome, it is not sufficient to make the proposal acceptable.

Our primary objection remains: the proposed extension (to an extension) would reduce the remaining garden to a small, paved postage stamp and would fail to be secondary to the original building, contrary to Hampstead Neighbourhood Plan (HNP) DH1, Camden Local Plan D1, the Hampstead Conservation Area Appraisal and Management Plan and Camden Guidance 1 Design.

We also noted in our previous comments pertinent policies concerning biodiversity and garden space contained in the draft Hampstead Neighbourhood Plan and the draft Local Plan. The draft neighbourhood plan, NE1: Supporting biodiversity, encourages all development to leave a 1-metre gap at the rear of gardens to allow for the planting and movement of wildlife, which this proposal fails to do.

Our other objections concerning the impact on the amenities of neighbours continue to apply.

Yours sincerely,

Alex Nicoll
Chair, Hampstead Neighbourhood Forum

