

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/2133/P	West Hampstead and Fortune Green NDF (Nick Jackson)	42 Sarre Road London NW2 3SL	11/05/2017 10:40:34	OBJNOT	Matthias, thank you for our discussion on site. I understand that the school will be revising their application, but for the record I append our objections to the current proposals. Regards Nick Jackson.

Dear Camden Council,

Beckford Primary School Dornfell Street LONDON NW6 1QL  
Application number: 2017/2276/L

I'm writing from the Fortune Green & West Hampstead Neighbourhood Development Forum (NDF) to object to this planning application.

1. Recognising the needs of the school, but also recognising the Grade II listing of the school buildings and the local streetscape, we have no objection to the replacement of the chain link fence with weldmesh.
2. However we are deeply disturbed by the proposed black steel sheeting in front of the paladin bins, which is against Policy 2, parts i, ii, iv, v, vii and probably viii, of the Fortune Green and West Hampstead Neighbourhood Development Plan
3. While the bins may be unsightly, a swathe of black steel (matt or gloss) is totally out of character for the street and the listed school buildings and would be an immediate target for graffiti. Indeed, weldmesh would be a better solution.
4. Ideally, half a dozen courses of brickwork topped by weldmesh would largely hide the bins, retain the open aspect and character of the street, increase light into the adjacent school building, and deter graffiti.

We therefore request that the Council refuses the application in its current form.

Yours sincerely,

Nick Jackson and Keith Moffitt  
Co-chairs  
Fortune Green & West Hampstead NDF

Policy 2 of the Fortune Green and West Hampstead Neighbourhood Development Plan  
All development shall be of a high quality of design, which complements and enhances the distinct local character and identity of Fortune Green and West Hampstead. This shall be achieved by:

- i. Development which positively interfaces with the street and streetscape in which it is located.
- ii. Development which maintains the positive contributions to character of existing buildings and structures.

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					<p>iii. Development which is human in scale, in order to maintain and create a positive relationship between buildings and street level activity.</p> <p>iv. Development which has regard to the form, function, structure and heritage of its context - including the scale, mass, orientation, pattern and grain of surrounding buildings, streets and spaces.</p> <p>v. A presumption in favour of a colour palate which reflects, or is in harmony with, the materials of its context.</p> <p>vi. New buildings and extensions that respect and are sensitive to the height of existing buildings in their vicinity and setting. Tall buildings in the Growth Area will need to have regard to their impact on the setting of the two immediately adjacent conservation areas, in order to avoid any negative impact on them.</p> <p>vii. Extensions - and infill development - being in character and proportion with its context and setting, including the relationship to any adjoining properties. viii. The provision of associated high quality public realm.</p> <p>viii. Having regard to the impact on local views across the Area and the streetscapes within the Area (as identified in A11 and Map 2).</p> <p>ix. Development which aims to fulfil the criteria set out in Building for Life 12 (as detailed in A18).</p>

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