



HAMPSTEAD NEIGHBOURHOOD FORUM

3 March 2019

Emily Whittredge
Regeneration and Planning
Development Management
London Borough of Camden
Town Hall
Judd Street
London WC1H 9JE

Re: 2019/0911/P

The **Neighbourhood Plan Policy DH2: Conservation areas** supports development that restores original architectural features such as walls and railings and the Forum would have no objection to restoring the original cast iron railings, restoring walls and other restoration work and installing a front cast iron gate to the entrance as proposed.

However, the proposal to create a new street-level bin store would destroy part of the original fabric of the front wall along and would fail to protect an element that makes a positive contribution to the Hampstead Conservation Area, in which no. 29 is noted as making a positive contribution. Furthermore, the insertion of a new gate within the front wall would be unsympathetic to the arrangement of the front elevation and would fail to enhance the character of the area, contrary to **HNP Policy DH1: Design**.

We note that there are a number of examples of bin enclosures at the street level on Willow Road; however, no. 29 is one of three identical terraced houses (nos. 29, 30 and 31), all of which retain the full width of the front walls and railings. The revised Hampstead Conservation Area Appraisal and Management Plan recognises that bin enclosures pose a new challenge to the area and states that “any proposed enclosure that destroys or does not replace the existing or typical boundary walls or hedges is not acceptable”.

Sincerely,

David Castle
Vice Chair, Hampstead Neighbourhood Forum