



HAMPSTEAD NEIGHBOURHOOD FORUM

20 February 2020

Kate Henry
Planning Solutions Team
Camden Council

Re: [2019/6379/P](#), 26 Christchurch Hill London NW3 1LG

Dear Ms Henry,

We were disappointed to see that the applicant has submitted this proposal for high boundary wall, having sought our comments during pre-consultation. As we expressed then, we believe a 3m to 3.3m high brick wall would be damaging to the setting of the heritage asset and to the conservation area, contrary to DH1 and DH2 of the Hampstead Neighbourhood Plan (HNP), D2 of the Camden Local Plan, NPPF paragraph 196 and the Hampstead Conservation Area Statement.

Many boundary treatments for 18th century properties in Hampstead are impressive but most allow the property behind to be appreciated. A solid brick wall of this proposed height and length would be uncharacteristic of Christchurch Hill and would dwarf any pedestrian walking along side it. It would be better suited to a prison than a domestic dwelling.

The applicant, in the [document](#) showing local boundary wall treatments, fails to point out that images 1, 3, 5 and 6 are all of the same wall, which is a retaining wall. This wall, pictured in figure 4.4 of the Heritage Report, was once probably the southern boundary of the garden of Cannon Hall II* and serves as a retaining wall (as seen in this photograph included in an application for [11 Cannon Lane](#)). The boundary treatments on the south-eastern side of Well Road, see photo below, are characteristically low with foliage and railings above.

HNP Policy DH1 states that development should respect and enhance the character of the area by ensuring that the design is sympathetic to the established building lines and arrangements of front gardens, railings or hedges. A high wall would degrade the setting of the heritage asset and fail to enhance the historic street character, contrary to Policy DH2.

The latticing atop the current wooden fence permits glimpses of green and views beyond. It cannot be used to justify replacing with a solid brick wall to the same height. Furthermore, we have not seen any justification for removing the protected sweet chestnut, apart from some reported concerns in the past from neighbours.

I hope you find these comments helpful.

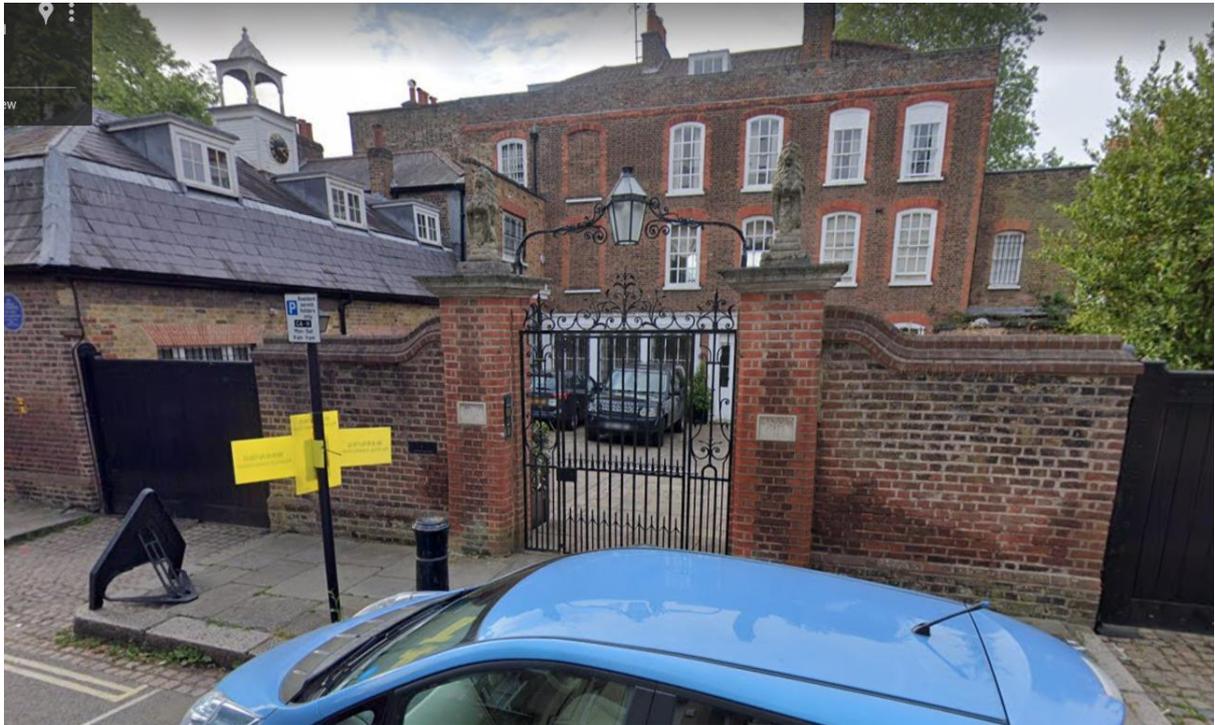
Sincerely,

Janine Griffis
Chair, Hampstead Neighbourhood Forum

www.hampsteadforum.org

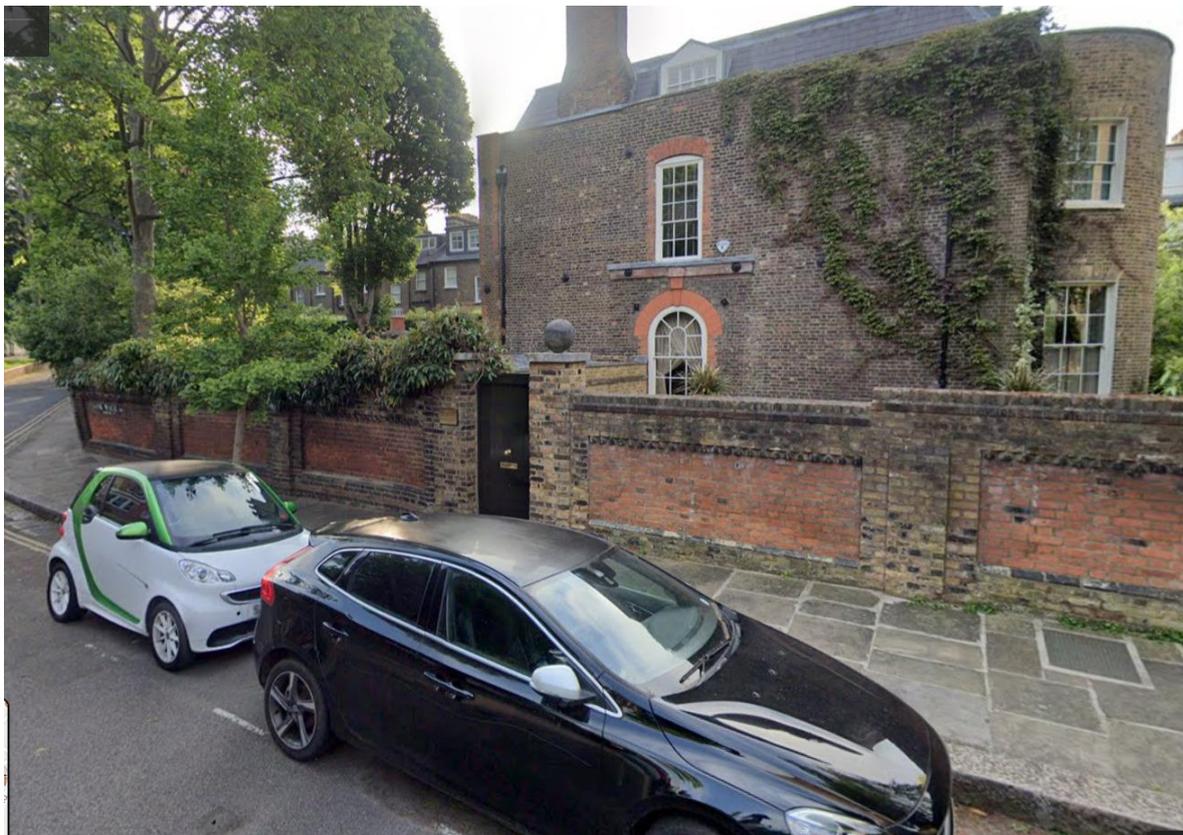
info@hampsteadforum.org

Cannon Hall II*



Impressive but not excessively high walls with views permitted through to listed property

Gardnor House II* with listed walls



An extensive and beautiful 18th-century wall

Upper Terrace



Row of Grade II Georgian properties, with modest brick walls

Admiral's House, Admiral's Walk, listed



An example of a fine brick wall topped with a permeable, wooden lattice.

South-eastern side of Well Road with low wall treatments



53 Christchurch, opposite no. 26



Another view of the short spanse of high wall, included as figure 7 in the applicant's examples of high boundary walls

Christchurch, looking north



Characteristic low-boundary walls. No. 26 is ahead on the right. No. 53 (photo above) is ahead on left.

Christchurch, looking north, with no. 26 and no. 53 behind us

