



## HAMPSTEAD NEIGHBOURHOOD FORUM

8 July 2020

Sofie Fieldsend  
Planning Solutions Team  
Camden Council

Re: 2020/2363/P, 106 South Hill Park

Dear Sofie,

The Design and Access Statement fails to mention that the rear garden of no. 106 South Hill Park is designated as Biodiversity Corridor E in the Hampstead Neighbourhood Plan, identified in Appendix 4 (excerpt below). The garden also is part of a Private Open Space (Camden number 207 on the Policies map) and adjacent to Metropolitan Open Land, part of the Heath fringes that “are an important aspect of Hampstead’s character” (paragraph 4.1 of the HNP).

Policy NE3 asserts that proposals for property that include part of these corridors should not diminish the ability of the corridor to provide habitat and the free movement of wildlife. “Subject to their scale and location, proposals should establish the quality of the existing biodiversity through relevant ecological appraisal and species surveys. Applicants should show in their proposals how they plan to enhance both biodiversity and habitats.”

Policy NE4 states that “development proposals should seek to protect or enhance the status or population of priority habitats, species and wildlife movement”, noting that the “rich biodiversity and special habitats of Hampstead Heath are supported by the biodiversity throughout the Plan area, including in ordinary gardens”.

While the extension itself may not reach the biodiversity corridor, no plans for landscaping have been submitted or any tree survey showing that existing trees will be protected by the extension and any possible hard landscaping. The loss of garden cannot be mitigated easily by a few square metres of green roof and our opinion is that more needs to be done to support biodiversity to be consistent with Policy NE3 and NE4.

The Forum is also concerned that providing a door to the extension roof would facilitate the use of the roof as a terrace.

Sincerely,

Janine Griffis  
Hampstead Neighbourhood Forum

Excerpt from Appendix 4 of the Hampstead Neighbourhood Plan,  
biodiversity corridors, South Hill Park

