



HAMPSTEAD NEIGHBOURHOOD FORUM

26 October 2020

Nora-Andreea Constantinescu
Camden Planning Solutions Team

Re: 2020/3971/P, 91 South Hill Park

Dear Nora-Andreea,

The Hampstead Neighbourhood Forum objects to the development of a proposed new home adjacent to Metropolitan Open Land as contrary to Policy A2 of the Camden Local Plan and DH1, DH2 and NE1 of the Hampstead Neighbourhood Plan (HNP), as well as other national and local policies.

The new dwelling infringes on the boundary of Hampstead Heath and the proposal fails to address the visual and environment impact the new property would have on the MOL. **Policy NE1** of the Hampstead Neighbourhood Plan states that developers should demonstrate how the local green space will be protected from the impact of the proposed development and its construction and how the landscaping, amenity and biodiversity of the area will be preserved or enhanced.

The proposal also fails to demonstrate how it responds positively to the character of the area or enhances a property that makes a positive contribution to the conservation area as identified in the South Hill Park Estate Conservation Area Statement, contrary to **DH1 and DH2 of the HNP**.

A2 of the Camden Local Plan contains the following clauses that would support refusal of this development:

- c. resist development which would be detrimental to the setting of designated open spaces;
- f. conserve and enhance the heritage value of designated open spaces and other elements of open space which make a significant contribution to the character and appearance of conservation areas or to the setting of heritage assets;
- g. give strong protection to maintaining the openness and character of Metropolitan Open Land (MOL);
- j. preserve and enhance Hampstead Heath through working with partners and by taking into account the impact on the Heath when considering relevant planning applications, including any impacts on views to and from the Heath

A2 further states that development within rear gardens and other undeveloped areas can have a significant impact upon the amenity and character of the area and would deprive the future occupants of number 108 from the benefits of a large garden and would negatively impact local biodiversity as set forth in **A3**.

Neglecting to address local amenity, the proposal is contrary as well to **A1** of the Camden Local Plan (CLP). A1 seeks to balance the needs of development with the needs and characteristics of local areas and communities.

We believe that there may be trees on the other side of the boundary wall in the Heath that could be affected by the construction but no tree survey has been submitted.

For these reasons, the Forum would support refusal of this application.

Sincerely,

Janine Griffis
Hampstead Neighbourhood Forum