



## HAMPSTEAD NEIGHBOURHOOD FORUM

27 October 2020

Nora-Andreea Constantinescu  
Planning Solutions Team

Re: 31 Willoughby Road, 2020/0927/P, Revised BIA

Dear Nora-Andreea,

The residents of Willow Road Cottages have shared with us the questions raised by their consultant, Dr Phil Smith, regarding the several- times revised BIA document. We understand that Dr Smith's review of the original BIA was useful to Campbell Reith and therefore think it sensible that his concerns of the revised BIA be addressed in order to assure that the proposal will not cause damage to the listed Willow Cottages, as stated in DH1 and DH2 of the Hampstead Neighbourhood Plan.

We understand that you now have a copy of these concerns.

Our comments dated 24 April 2020 remain pertinent, we believe, and as a recap they are:

- The proposal fails to enhance or protect a listed heritage asset as required by DH2 of the HNP. It is important to note that the heritage asset in question is more than just a single building, but a number of listed terraced cottages that form 'Willow Cottages'. This makes this application even more potentially damaging.
- HNP DH1 (e) requires proposals to demonstrate how they respect and enhance the character and local context of the area by "protecting the amenity and privacy of neighbouring properties." The new glazed extension, replacing the existing conservatory, would be just over 7 metres from the living rooms of 39 and 40 Willow Road and even with obscured glass has the potential to create light pollution.
- NHP Policy BA2 states that Basement Construction Plans (BCP) should outline "how the construction will overcome any potential harm to neighbouring properties, the water environment, ground conditions and stability, the character and amenity of the building or wider area, the significance of heritage assets, or any other identified potential harm".

We look forward to hearing Campbell Reith's response and thank you for your consideration.

Janine Griffis  
Hampstead Neighbourhood Forum