



HAMPSTEAD
NEIGHBOURHOOD FORUM

HAMPSTEAD NEIGHBOURHOOD PLAN

2018-2033

Hampstead Neighbourhood Forum

under the Neighbourhood Planning (General) Regulations 2012

Adoption version – October 2018

Foreword

This document represents the culmination of five years of work by many volunteers and is based on the input of hundreds of local people. Our aim with this Neighbourhood Plan is to promote Hampstead's future as a lively and contemporary neighbourhood with exceptional heritage and unique open spaces.

Over the course of 2014, the Forum consulted extensively with residents, businesses and other stakeholders in Hampstead. We appeared at festivals, met with groups and individuals, got out the word through our website and the local media and managed to increase our membership from about 150 to more than 1000. Several hundred people attended our three consultation events. We listened to your feedback and worked hard to incorporate your views into a "Vision" document. The excellent response helped us establish a clear set of aims and objectives for how the local community would like to shape future development.

During 2015 and 2016, we sought to put some policy flesh on these visionary bones, or rather, some teeth. We also spent many months gathering the evidence to back up these policies.

We presented our draft Neighbourhood Plan for consultation in the spring of 2017 and received overwhelming support for the policies it contained. The Plan passed a public referendum in June 2018 with 91.5% voting in support.

We are grateful for the support we have received from Locality and would like to thank everyone who has helped produce this document, to the Forum Committee, to all of our local Councillors, to our consultants at Fortismere Associates, to Deborah McCann for conducting our Health Check and to Andrew Triggs and Brian O'Donnell at Camden Council for their guidance and support.

Janine Griffis
Chair, Hampstead Neighbourhood Forum
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Hampstead Neighbourhood Forum

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1. Executive Summary

1.1 Vision: Our proposed vision is to conserve and foster Hampstead's charm and liveability by protecting the distinctive character of buildings and open spaces, the Heath, healthy living, community spirit and the local economy.

1.2 The main aims of our Neighbourhood Plan, which we also refer to as the Plan, were included in our Vision statement and have received strong support in community consultations. They are to ensure that Hampstead is:

- Lively and contemporary, while safeguarding the fine heritage of streets and buildings
- Enduringly green, with the Heath, open spaces, trees and landscapes well protected
- Safe and walkable, with good public transport and alternatives to use of cars
- Business-friendly – to meet needs of residents, workers and visitors and back local enterprise
- A community with good amenities, a sense of belonging and mutual support

1.3 To meet these aims, the Plan sets out policies in the following areas:

Design and heritage: Development must respond to the history and distinctive character of Hampstead's different areas. It must contribute positively through good architecture and landscaping. Development must conform to conservation area appraisals and management strategies and must not harm an area's character or heritage assets. These norms apply to changes to the streetscape.

Natural environment: Development must protect local green spaces and trees important to the character and environment. The Plan supports development that fosters strong ecological networks and biodiversity.

Basements: The Plan requires basement proposals to demonstrate that neighbours and the local environment will be protected from harm.

Traffic and transport: The Plan supports development that reduces motor vehicle traffic, improves public transportation and promotes alternatives such as cycling and walking. The Plan seeks to limit the impact on the environment of heavy goods vehicles.

Economy: The Plan supports development that encourages a healthy retail mix. This means broadening the range of shops and eating and drinking places and supporting the retention of business premises and small and independent shops. Shopfronts and signage should reflect the heritage and their designs should be sensitive to the streetscape.

Housing and Community: The Plan supports the improvement of community facilities, particularly those that serve older people and those with disabilities. It backs development that promotes affordable housing.

1.4 This plan contains 19 policies on the following topics:

Policy DH1: Design
Policy DH2: Conservation areas and listed buildings
Policy DH3: The urban realm

Policy NE1: Local Green Spaces
Policy NE2: Trees
Policy NE3: Biodiversity Corridors
Policy NE4: Supporting biodiversity

Policy BA1: Basement Impact Assessments
Policy BA2: Basement Construction Plans
Policy BA3: Construction Management Plans

Policy TT1: Traffic volumes and vehicle size
Policy TT2: Pedestrian environments
Policy TT3: Public transport
Policy TT4: Cycle and car ownership

Policy EC1: Healthy retail mix
Policy EC2: Contributing positively to the retail environment

Policy HC1: Housing mix
Policy HC2: Community facilities
Policy HC3: Enhancing street life through the public realm

2. Introduction

- 2.1 This is a Neighbourhood Plan created by the people of Hampstead. Our area is unique in terms of its history, its astonishing variety of buildings, and its open spaces. By creating a Neighbourhood Plan, Hampstead's community gains greater influence over the way in which the area will develop in the future. This Plan can help to ensure that future changes will address the community's needs while also preserving Hampstead's special character as a place to live and work.



What is a Neighbourhood Plan?

- 2.2 Hampstead has been changing constantly since its first farm was established more than a thousand years ago. And it will continue to do so. A Neighbourhood Plan is an opportunity for local people to have greater influence over the management of change. How do we want our buildings to develop in the future? How do we make sure that our amenities are protected and improved?
- 2.3 The Localism Act of 2011 established the authority for local communities to develop a shared vision "to deliver the sustainable development they need". They can do this by setting up a Neighbourhood Forum, which then writes a Neighbourhood Plan. Each forum must consult widely to ensure that its policies reflect local wishes and aspirations – and must prove that it has done

so, and that its plan is based on robust evidence. Each plan must pass examination by an independent examiner, meet the basic conditions set forth in the legislation and be approved in a public referendum before it is "made", or adopted, by Camden Council.

What is the Hampstead Neighbourhood Forum?

- 2.4 The Hampstead Neighbourhood Forum is made up of volunteers from the local community. The idea grew out of a series of meetings that culminated in our first annual general meeting in March 2014, when a constitution was adopted and a committee elected. Our application to Camden Council to be designated as a neighbourhood forum was approved in October 2014. Since then, the Forum's committee and advisers have been developing the policies expressed in this Plan, with the help of many local people and businesses who have offered their thoughts and expertise. The Forum has also undertaken several projects that are in accordance with the policies.

Why do we need a Neighbourhood Plan for Hampstead?

- 2.5 Hampstead is an attractive place to live in and to visit. Its centre retains the character of a historic village even though it is just a few miles from the centre of London. The area's extensive development since the 17th Century has managed to retain harmony with the beautiful landscape of Hampstead Heath. In short, Hampstead is flourishing, and is loved by its residents.
- 2.6 However, like all successful areas, it faces a number of pressures. A strong property market brings constant demand for development, which requires careful management if the aspects that residents love about Hampstead are to be maintained. As in other parts of London, the desire of property owners to expand available space and enhance values, especially through the addition of basements, creates tensions. Excessive traffic is a concern for residents, especially because it worsens air quality in an area with many schools and green spaces. So too is the lack of facilities for cyclists. Residents are keen to protect the green spaces, and especially Hampstead Heath itself. They also want to be sure that their area has a strong sense of community, in particular ensuring that there are proper services for all, including more senior residents.

- 2.7 The area is fortunate to be supported by a network of regulations that help it to flourish while keeping its unique nature. It has strong conservation area appraisals and management strategies. Hampstead Heath itself is well cared for by the Corporation of London and is safeguarded by Metropolitan Open Land legislation. A vigilant community has done its best over many decades to ward off efforts by developers to encroach upon it. Camden itself has strong planning rules and the London Plan sets forth a vision for the whole of the metropolitan area.
- 2.8 However, the Forum's public consultation has shown that there are particular concerns that can be addressed in a Neighbourhood Plan. These concerns are reflected in the policies set out in the sections that follow.

How was the Neighbourhood Plan prepared?

- 2.9 The Neighbourhood Forum's activities began with a series of public meetings, held in January, March and April 2014. Clear themes emerged in the opinions that residents expressed at the meetings. These views helped the Forum's committee to draft a Vision statement including broad aims and objectives that the Neighbourhood Plan might incorporate. The Vision statement was then distributed to all homes within the Forum's designated area. The results of hundreds of responses helped shape our first draft of the Neighbourhood Plan. Refining and re-drafting with the advice of Camden Council continued throughout 2015 and 2016 and a further consultations took place on the draft Plan in April and the autumn of 2017. This Plan passed examination and was approved by the London Borough of Camden in March 2018.



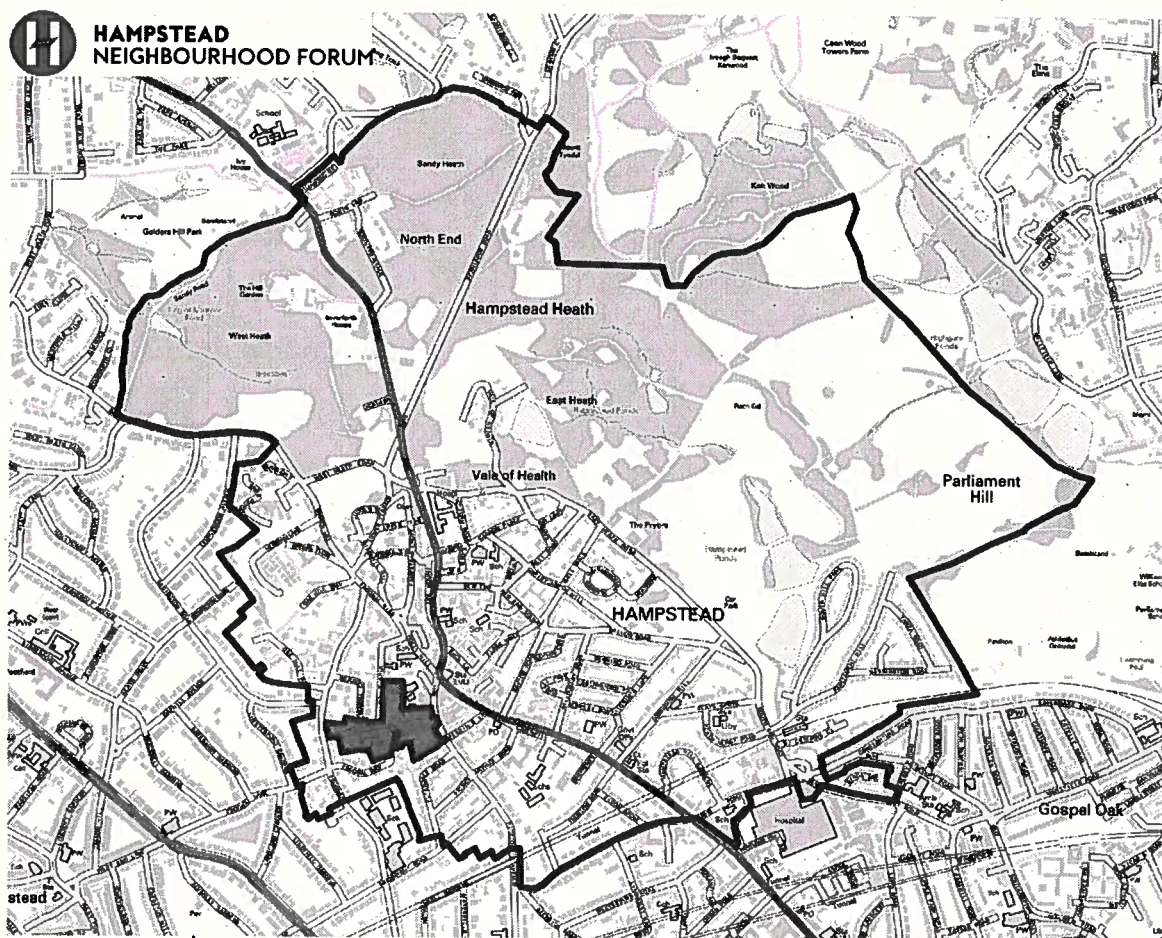
What force will the Plan have?

- 2.10 The Plan will cover the 15-year period 2018-2033 ("the Plan period"). Over this period it will be monitored to ensure the policies are effective in delivering the stated objectives. It can be updated before the end of the Plan period.
- 2.11 The Plan, once adopted by Camden, will have the same legal status as the Camden Local Plan. It will become part of the statutory development plan. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

What can the Plan do?

- 2.12 A Neighbourhood Plan must address the development and use of land. Neighbourhood Plans can include other ideas to improve the neighbourhood other than development and land use issues, but these have to be clearly defined and delineated and separate from the land use issues in the plan.
- 2.13 In addition, Neighbourhood Plans must meet four basic conditions set by the Town and Country Planning Act 1990. A plan must:
- Have regard to national policy and guidance issued by the Secretary of State;
 - Contribute to the achievement of sustainable development;
 - Be in general conformity with the strategic policies contained within the development plan for the area; and
 - Be compatible with EU obligations.
- 2.14 In our Evidence Base, Appendix 1, we have outlined how each policy meets these basic conditions and conforms to the National Planning Policy Framework, the Camden Local Plan and other relevant strategic policies.
- 2.15 In our consultations, many people expressed strong views about the mix of retail shops, for example. Decisions by private sector businesses to locate in Hampstead (or to exit) will depend primarily on commercial considerations. However, planning rules can have an influence in securing the type of economy and retail centres that residents and visitors want.

Our neighbourhood: what area does the Plan cover?



Map 1: Hampstead Neighbourhood Plan Area (grey area excluded)

- 2.16 The core of the area covered by this Plan (see Map 1) is that covered by the Hampstead Conservation Area Appraisal and Management Strategy – that is, the core village and most of the immediately surrounding areas (the 2001 version is currently under revision). In addition, the area includes South Hill Park, where residents expressed a strong interest in being part of the project from the start. It includes the 19th Century expansion of the village as far as Pond Street, the areas between the village and the Heath, parts of the Heath itself, and other areas including North End and the Vale of Heath. It does not include Church Row and Perrin's Walk, where residents set up a separate Forum. Neighbouring areas such as the Redington Road area have set up their own Forums and are drafting their own plans.

Facts about our area

- 2.17 The Plan Area contains 12,372 residents in 5,513 households.
- 2.18 The number of children is rising, and so is the number of over 60s. According to the 2011 census, 2,150 residents are under 16, or 17% of the total, up from 14% in 2001; 2,756 are over 60, or 22%, compared with 19% previously. Among them, the number aged over 75 rose 23% to 1,010 in the ten years to 2011. Only 15% of area residents are aged from 16-29, down from 21% in 2001. Women in Hampstead can expect to live to 86, and men to 81.
- 2.19 The number of houses is rising, and the number of flats is falling. There are 1,902 houses, 11% more than in 2001. The number of flats fell by 5% to 3,992.
- 2.20 More than half of households, 54%, own their premises, mostly without mortgages. This is well above 33% in Camden, but below the national figure of 63%. 34% of households rent from private landlords, well above the national average of 17%. Renting from the council (or other 'social' body) accounts for 10% of area households, below the Camden figure of 33% and the national figure of 18%.
- 2.21 41% of households have no car, compared with 61% in Camden as a whole. 43% have one car, almost the same as the national average of 42%. 16% of area households have more than one car.
- 2.22 The area's population is mostly British, but quite diverse. British passports are held by 69% of area residents; 61% of residents were born in the UK, compared with 86% of the residents of England. 13% of residents were born in other EU countries, while 6% were born in the United States, 2.4% in Australia and 1.9% in South Africa.
- 2.23 The area's people are highly educated, and employment is high. 65% of people over 16 have a degree or similar professional qualification. In London, the figure is 38%, and in England 27%. More than 70% of people aged 16-74 are employed. Just 2.8% were categorised in 2011 as 'unemployed'. About 14% of residents who are in employment work mainly at home, well above the 5% average in both London and England.

3. Design and Heritage



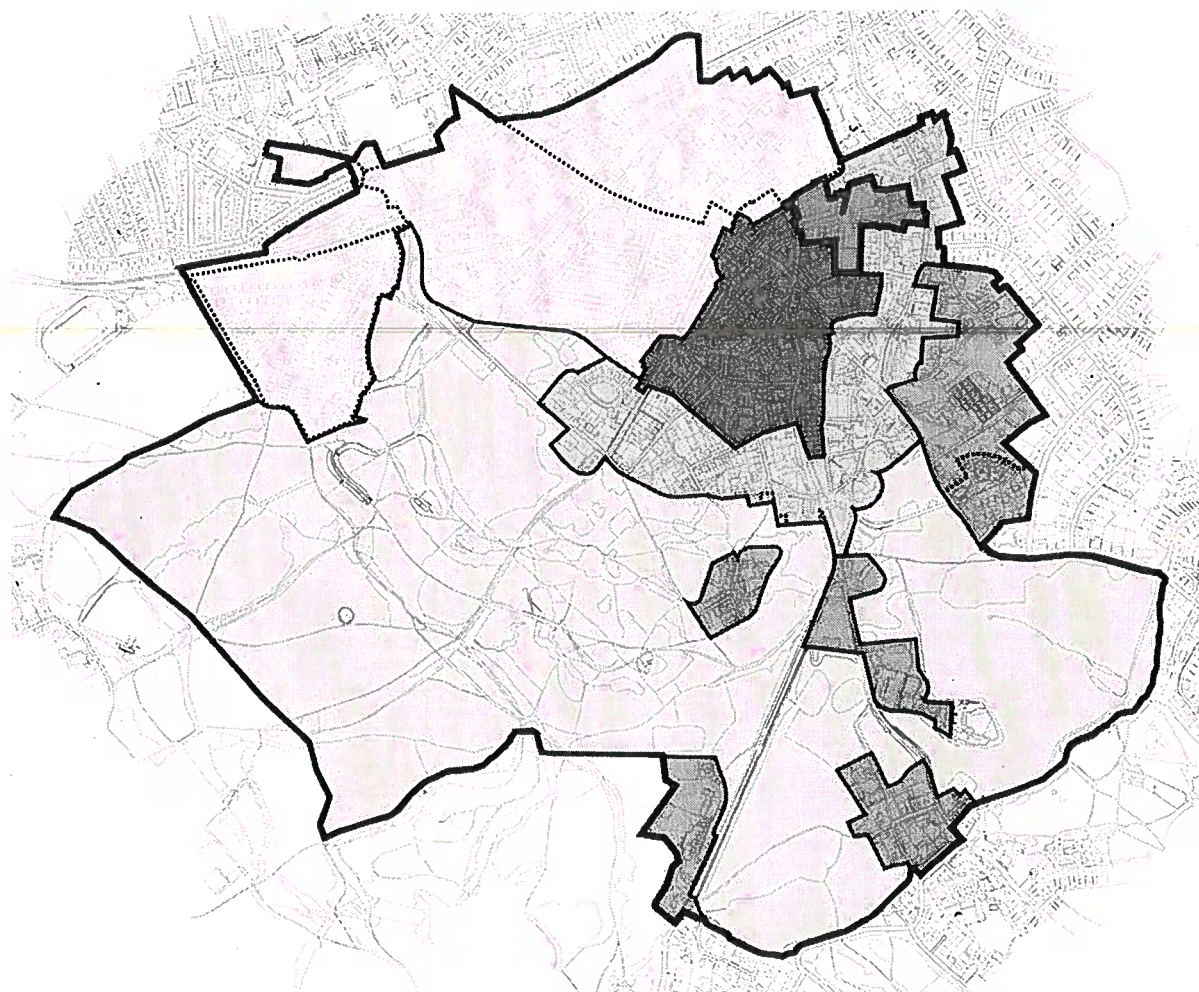
3.1 The Hampstead Neighbourhood Plan area includes all of the conservation areas of Hampstead and South Hill Park Estate as well as the northern part of the Fitzjohns and Netherhall Conservation Area and an edge of the Mansfield Conservation Area (see Map 3 below). It is an area of immense historic interest and visual appeal, with diverse architecture, public spaces and outstanding natural beauty. The Forum area contains seven Grade I-listed properties (Burgh House, Fenton House, St Stephen's Rosslyn Hill, St John's Church Downshire Hill, Romney House, 6 Ellerdale Road and Keats House), as well as more than 20 Grade II* listed and hundreds of Grade II-listed properties and features (see Appendix 3).

3.2 The hills on which Hampstead is located have shaped the character of its streets and buildings over the centuries. The dense cluster of streets and alleys around the High Street and Heath Street developed in an informal pattern over time and feature an eclectic mix of fine houses, cottages and modern infill developments, while the grid-like later neighbourhoods, with more uniform terraces, were carved out of old estates by industrious Victorian developers.

3.3 The Plan area contains few opportunities for any large scale development as the last of Hampstead's manorial and private estates were developed in the late 19th and early 20th centuries and considerable infill development has taken place ever since. Though the Camden Local Plan does not identify Hampstead as an area of significant growth, there will be opportunities for further development to satisfy local housing and other needs. This Plan outlines ways that this can occur while protecting the area's high level of amenity. See Section 8, Housing and Community.

Character areas

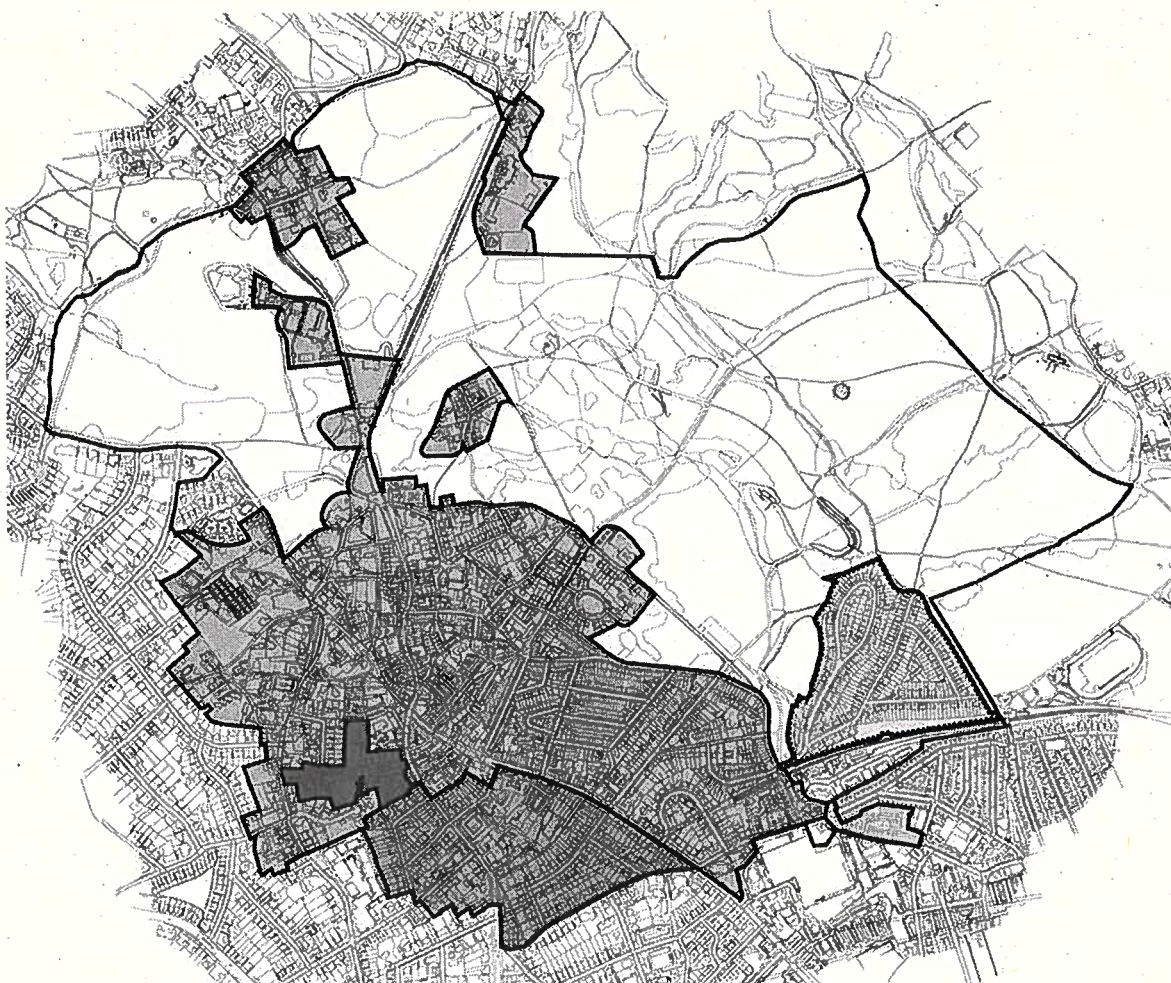
- 3.4 The Plan Area contains sub areas of varying character distinguished not only by history and topography, but also by the “public aspect” of the buildings – the way that built form relates to landscape, open spaces, and streets. The Plan Area has five character areas, each with its own identity and individual character. It is important to refer to Appendix 2, which provides details of the character areas that form the basis for the design policies in this Plan. Map 2 below outlines the location of the different character areas.



Map 2: Character areas

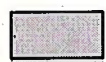
Note: the Hampstead Neighbourhood Plan Area does not include Church Row or Perrin's Walk, as shown in the grey area above

- Character area 1 – Village Core
- Character area 2 – Outer Village
- Character area 3 – 19th Century Expansion
- Character area 4 – Outlying areas
- Character area 5 – Hampstead Heath
- Hampstead Neighbourhood Forum Boundary
- Church Row and Perrin's Walk Neighbourhood Forum Boundary



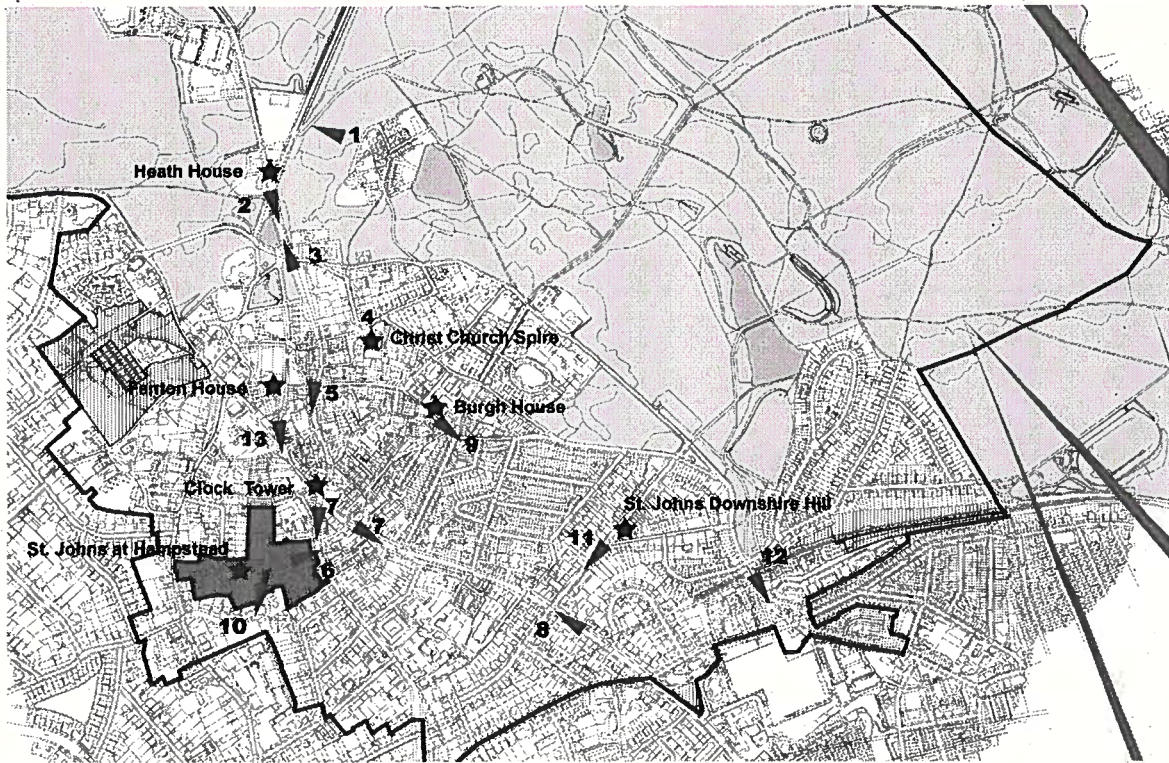
Map 3: Conservation areas

Note: the Hampstead Neighbourhood Forum does not include Church Row or Perrin's Walk, as shown in the grey area above

-  Hampstead Conservation Area
-  South Hill Park Conservation Area
-  Fitzjohns and Netherhall Conservation Area
-  Mansfield Conservation Area
-  Hampstead Neighbourhood Forum Boundary
-  Church Row and Perrin's Walk Neighbourhood Forum Boundary
(not included in Hampstead Neighbourhood Plan Area)

3.5 There are numerous important historic and significant views in Hampstead, Hampstead Heath and in and out of the area, one of which, Parliament Hill to Central London, is designated in the London Plan. Map 4 identifies the key important views within the area as listed below (see Appendix 7 for photos and justifications).

1. Below Spaniards Road near Northern Fairgrounds, across Vale of Heath
2. From Whitestone Pond north toward War Memorial, Jack Straw's Castle, Heath House
3. From Whitestone Pond south down Heath Street
4. Christchurch spire from various points in area
5. Up Heath Street toward the Mount
6. From Heath Street to St John's, Church Row
7. Toward Clock Tower from High Street and Heath Street
8. Down High Street toward Rosslyn Hill
9. Burgh House from Well Walk
10. Back of Church Row from Frogna Way
11. Down Downshire Hill toward the Heath
12. South End Green toward South End Road and entrance to Heath
13. View from Holly Bush/Frogna Rise toward Fenton House



Map 4: Views

-  Important Views
-  Landmarks
-  London View Corridors

- 3.6 National planning policies enable neighbourhood plans to develop robust and comprehensive policies that set out the quality of development that will be expected for the area.

Policy DH1: Design

1. Development proposals should demonstrate how they respond and contribute positively to the distinctiveness and history of the character areas identified in Map 2 and Appendix 2 through their design and landscaping.
2. Development proposals should demonstrate how they respect and enhance the character and local context of the relevant character area(s) by:
 - a. Ensuring that design is sympathetic to established building lines and arrangements of front gardens, walls, railings or hedges.
 - b. Incorporating and enhancing permeability in and around new developments to secure safe and convenient access for pedestrians and cyclists, and avoiding lockable gates and fencing that restricts through access.
 - c. Responding positively and sympathetically to the existing rhythm, proportion, height, scale, massing, materials and storey heights of surrounding buildings.
 - d. Protecting the amenity and privacy of neighbouring properties.
 - e. Demonstrating how the proposal protects and enhances the views as shown on Map 4.
3. All development proposals which are required to produce a design and access statement will need to produce additional information on how the proposal conserves and / or enhances the relevant character area(s) relating to that proposal.
4. Development proposals that fail to respect and enhance the character of the area and the way it functions will not be supported.

3.7 Where applicable, the design and access statement and the plans and elevations submitted as part of any planning application must explain and illustrate:

- a. how the design considers the defined special character of the vicinity as described in the Conservation Area Appraisals and Management Strategies and Appendix 2 of the Neighbourhood Plan;
- b. the reason why the proposal is higher or larger than adjacent buildings or uses building elements (e.g. mansard roofs) not present nearby;
- c. what factors led to a decision either to contrast with or, alternatively, to relate carefully to the surrounding buildings and urban character;
- d. the scale and massing of the proposed development including elevational elements (doors, windows, etc.) and the relationship to the neighbouring buildings;
- e. how the proposal relates to the surrounding roads, alleys etc. and contributes to the local urban character (see the Conservation Area Appraisals and Management Strategies and the Neighbourhood Plan);
- f. the choice of materials, textures and colour;
- g. how the proposal is designed to avoid loss or damage to trees and vegetation or relevant features;
- h. the reasons for the design of boundary walls and built forms and planting surrounding the proposed development – particularly the space (if it exists) between the proposed development and the street, alleys etc.; and
- i. how the design has considered access for those who might experience difficulties in using the space.

3.8 Permeability (i.e. the ability for an area to be walked or cycled through) is a desirable feature of all the character areas, especially within larger developments. It is important that these character areas remain permeable to support safe and secure walking and, where feasible, cycling.

3.9 Boundary walls are an important feature of the character areas and treatment of boundary walls, identifying materials and design, should be included in any planning application where changes are planned.

- 3.10 National planning policies require local plans to set forth a positive strategy for the "conservation and enjoyment of the historic environment." The effect of a planning application on a listed asset (designated heritage asset) or an asset noted as making a positive contribution in the relevant Conservation Area Appraisals or are in Camden's Local List (non-designated heritage asset) should be taken into account. See Appendix 3 for a complete list of designated and non-designated heritage assets.

Policy DH2: Conservation areas and listed buildings

1. Planning applications within a Conservation Area must have regard to the guidelines in the relevant Conservation Area Appraisal(s) and Management Strategies.
2. In reference to NPPF paragraphs 131 to 136, the Plan provides further guidance on the application of these policies below.
3. New development should take advantage of opportunities to enhance the Conservation Areas by protecting and, where appropriate, restoring original architectural features, including walls, windows, doors, etc., that would make a positive contribution to the Conservation Areas.
4. Development proposals must seek to protect and/or enhance buildings (or other elements) which make a positive contribution to the Conservation area, as identified in the relevant Conservation Area Appraisals and Management Strategies (see Appendix 3).

- 3.11 Exceptional circumstances mentioned in paragraph 132 of the National Planning Policy Framework (NPPF) would not include, for example, deliberate neglect. Wholly exceptional circumstances would include if the heritage asset in its current state was a threat to public safety.

- 3.12 Harm to a designated or non-designated heritage asset would include development that through its height, mass, profile or quality, obstructs or degrades that asset or its setting.

- 3.13 Where there is evidence of deliberate neglect or damage to any building making a positive contribution to a Conservation Area (as identified in the applicable Conservation Area Appraisals and Management Strategies), the deteriorated state of such a building should not be taken into account in any planning decision.

- 3.14 Historic features are easily lost or compromised through development but development can prove positive by restoring historic features, particularly windows, doors, railings and gardens and, where appropriate, restoring painted brickwork to its original state. Development should follow the guidance given in the relevant Conservation Area Appraisals and Management Strategies and manuals.
 - 3.15 Where there is potential for archaeological interest, measures should be put in place to cease work if the developer finds any archaeological artefacts during construction.
 - 3.16 Development should maintain and enhance the historic street character of the immediate context through choice of façade materials, provision of setbacks, boundary conditions, building entrances and plantings (e.g. building to the edge of the plot line on a street where buildings are set behind walls or railings will not comply with this policy).
 - 3.17 Where an applicant claims that no viable use of a heritage asset can be found and therefore proposes demolition, the applicant first will be required to market the heritage asset at fair market value to potential buyers for a medium period of time of five years.
 - 3.18 New buildings should relate to the scale, density, mass and detail of the local character and use the highest quality materials. All buildings should contribute positively to the public realm. This may be achieved through either traditional or contemporary architecture.
-

1. The Plan supports development that responds positively to the character areas and complies with the relevant streetscape design guidance produced by Camden Council, including in the choice of:
 - a. paving materials;
 - b. lighting;
 - c. location and design of telecommunication cabinets and mobile phone masts;
 - d. design of street furniture such as benches.
2. Advertisements on street furniture, including benches, lighting, bus shelters, guardrails, traffic lights or signals and other objects placed on the street (see Camden Planning Guidance 1, 8.10) will be resisted where they would contribute to visual clutter, harm the character areas or hinder accessibility.
3. The Plan resists any free-standing furniture such as telephone kiosks where the display of adverts over-dominates the primary purpose of the structure.

3.19 The Plan supports guidance provided in The Camden Streetscape Design Manual for maintaining and improving the local street environment. The manual outlines the following design principles for street works:

- Respecting and enhancing the local streetscape.
- Using a simplified palette of quality materials.
- Providing a clutter-free environment on our streets.
- Enabling equal and inclusive access for all road users.
- Considered, yet innovative complementary design.
- Making the street environment safer.

3.20 Designs for elements belonging to the urban realm should enhance the character areas described in Appendix 2 and conform to guidance contained in the relevant Conservation Area Appraisals and Management Strategies.

3.21 The Plan supports efforts to reduce visual street clutter by removing any unnecessary street furniture.

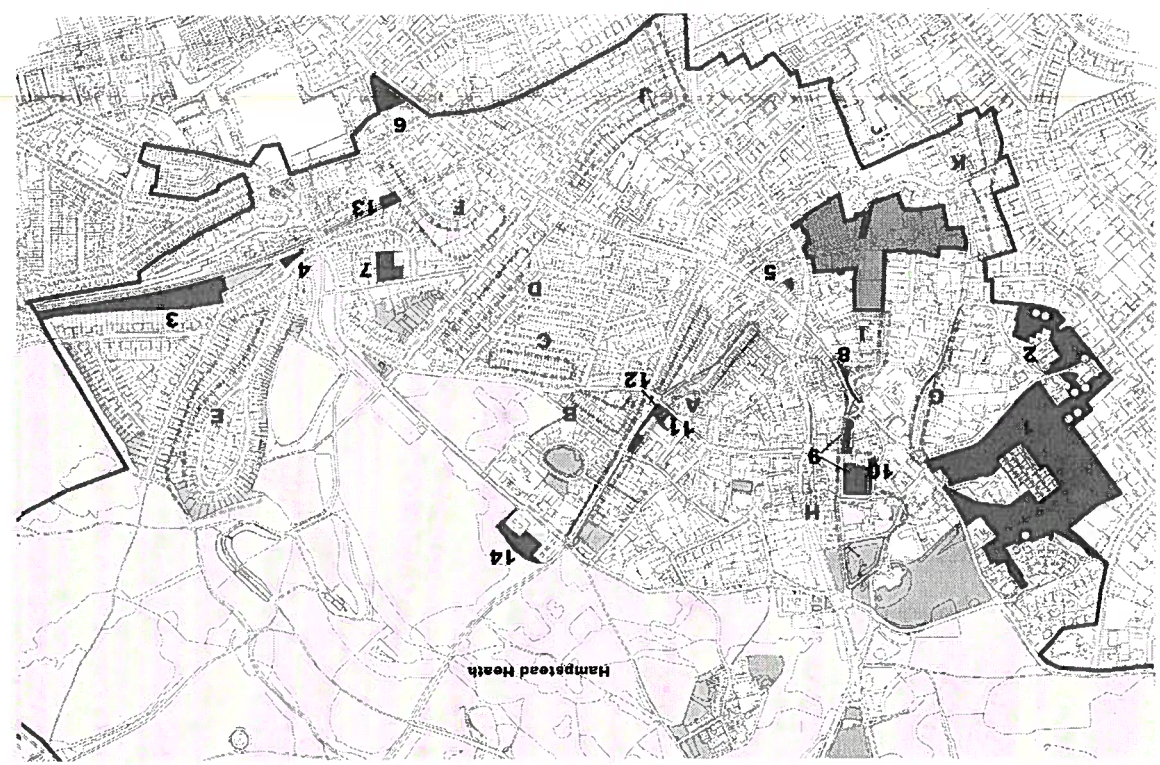
- 3.22 Poorly designed and obtrusively sited telecommunication cabinets and mobile phone masts are detrimental to the Forum area. The manual "Streets for All", issued by Heritage England and TfL's Streetscape Guidance 2017 or any future updates provide guidelines for the colour, design and siting of utility boxes to minimise the visual clutter they create.
- 3.23 Where there is an exceptional need for new street furniture or where furniture needs to be replaced, it should be of high quality design and construction, and placed carefully to relate well to the character and function of the street.

4. Natural Environment



Introduction

- 4.1 Trees and open spaces, both privately and publicly owned, are immensely important to the character of urban areas. Hampstead, atop its sand, silt and clay-layered hill is particularly known for its leafiness and rural village feel that attracted and was the inspiration of many poets, writers and painters. The Forum area also includes the major part of Hampstead Heath, often referred to as the “green lungs” of London, as well as sections of several strategic green corridors, which form part of the Mayor's London Strategic Open Space Network. The Heath fringes are an important aspect of Hampstead's character: open, green and lush from the abundant springs and underground streams, and bringing the sight, feel and presence of nature into the village.
- 4.2 While Hampstead is both surrounded and dotted with woods and open spaces, its green areas are nevertheless still under an increasing threat from a variety of factors, both environmental and man-made; its leafy inheritance is no longer something that can be taken for granted. Protection of the green and leafy character of our area from inappropriate development is a high priority for the local community. In the Forum's original Vision consultation, 93% of respondents were in favour of the priority concerning Open Space and Landscape, the highest rating of all the major factors that emerged.



Map 5: Open Spaces and Biodiversity Corridors Map

-  Local Green Spaces
-  Biodiversity Corridors
-  Open Spaces with other designations including:
 - London Squares Preservation Act 1931 Designation
 - Camden Local Plan / Public and Private Open Space
-  Sites of Importance for Nature Conservation
-  Hampstead Heath
-  Veteran trees

See Appendix 4, Open Spaces, for detailed maps and list of open spaces and biodiversity corridors.

Policy NE1: Local Green Spaces

- 4.3 The National Planning Policy Framework (NPPF 76-78) states that local communities, through local and neighbourhood plans, should be able to identify green areas for special protection, introducing a new Local Green Space (LGS) designation. These will be of particular importance to the community for their beauty, historical importance, and richness of wildlife or recreational value. Local policy for managing development within an LGS should be consistent with policy for Green Belts.

Policy NE1: Local Green Spaces

1. Local Green Spaces will be fully protected in accordance with the National Planning Policy Framework.
2. Development that causes harm to Local Green Spaces will not be permitted, except in very special circumstances.
3. The following sites are designated Local Green Spaces (see Map 5):
 - 1) Branch Hill House Site of Importance for Nature Conservation and two additional areas
 - 2) Oak Hill Park
 - 3) South End Green and Mansfield Allotments
 - 4) World Peace Garden, South Hill Park
 - 5) Oriel Place Garden
 - 6) Hampstead Green
 - 7) Keats House and Garden
 - 8) Holly Hill Bank
 - 9) Fenton House Gardens
 - 10) Pedestrian walk from Admirals Walk to Windmill Hill
 - 11) Burgh House Gardens
 - 12) Gertrude Jekyll's Garden and Communal Gardens of Wells House
 - 13) Heath Hurst Gardens
 - 14) Garden of The Pryors
4. Spaces with existing protected designations not in the list above, such as Hampstead Heath, Camden-designated Public and Private Open Spaces and Sites of Importance for Nature Conservation, are also considered important local spaces and are shown in Appendix 4: Open Spaces and Biodiversity Corridors.

- 4.4 The sites in the Hampstead Neighbourhood Area listed above, (see Map 5 and Appendix 4) are to be designated as LGSs as defined in NPPF 77. Each of these sites complies with the criteria that it is in close proximity to the community it serves, is local in character and not extensive, and is capable of enduring beyond the end of the Plan period. A list of designated LGSs is given in Appendix 5 with evidence to support the designations. Additional information on each site is in our Evidence Base, Natural Environment, Local Green Spaces file.
- 4.5 There are a number of organisations who manage these Local Green Spaces such as the London Borough of Camden, the Wells and Camden Trust, Thames Water, Network Rail and other organisations.
- 4.6 The Plan recognises the value of the existing green and open spaces on social housing and private estates and for residential blocks in the Hampstead Neighbourhood Forum Area, and wishes to ensure adequate provision of open space for residents. The Plan acknowledges the potential benefits that can be gained through estate regeneration schemes, but suggests these benefits be weighed against any loss of open space when planning applications are assessed.
- 4.7 As part of any planning application for development within or immediately adjacent to an LGS, developers should demonstrate how the LGS 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 (see also Policy NE2).
- 4.8 The Hampstead Conservation Area Appraisal and Management Strategy (Hampstead Conservation Area Statement 2002) sets forth a list of policies concerning areas that fringe the Heath. The Plan supports Heath Fringe policy HF3 which "seeks to control development along roads leading to the Heath and in the gardens and trees adjacent to the Heath" so as to safeguard their present contribution to the setting of the Heath." Such areas would include the gardens of Upper Terrace House, The Heights, Foley House and Squire Mount House.

Policy NE2: Trees

- 4.9 Trees have an important role to play in climate change mitigation. Tree canopies slow the movement of rain to the ground thus reducing surface run-off and sharp increases in groundwater flow during and following heavy storms. This is especially important in Hampstead because of its hydro-geology and the risk of flooding from surface run-off, particularly for houses located towards the bottom of slopes.
 - 4.10 The main tree species that define our area include the taller limes, London planes, oaks, willows, black and Lombardy poplars, beech, horse chestnut and Scots pine, most of which take several decades to reach maturity.
 - 4.11 Importantly, the Plan Area is home to numerous veteran trees, already shown as significant trees on the Ordnance Survey Map of 1866: the Heath has many hundreds; some oaks more than 500 years old. Others can be found in the front and rear gardens around the Heath despite 19th-21st century development (see Appendix 6 Veteran Trees). The origin of many of these can be traced back to historic hedges and boundaries. It is vital for biodiversity that they continue to retain physical links to the veteran hedgerow trees on the Heath.
 - 4.12 Other important trees in the areas were planted for aesthetic reasons, to line streets for example, or for practical purposes, to soak up water in boggy gardens.
 - 4.13 The Important Tree List, Appendix 6, is a list of trees chosen for their aesthetic and/or environmental or historic value by local people.
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Policy NE2: Trees

1. Development will protect trees that are important to local character, streetscape, biodiversity and the environment.
2. Any development that proposes removal of a tree on the Important Tree List should provide justification for the proposed tree removal(s) and details of replacement tree planting to mitigate against the loss of canopy cover, included within the application. Any trees removed to facilitate development shall be replaced by trees of a large [15m+] ultimate size where the site allows.
3. If a tree replacement enforcement notice is in place, the proposed development must allow for the trees' replacement.
4. Where there are no existing trees on a site, unless it can be demonstrated as unfeasible or non-viable, development should allow space for the future planting of trees well suited to local conditions, as noted above.

Veteran trees

5. Planning proposals are required to ensure that veteran trees are fully protected in accordance with Natural England's "Standing Advice for Ancient Woodland and Veteran Trees". Root protection zones of veteran trees will be at least 15 metres radius for each tree, deadwood should be retained where possible. Canopy reduction to facilitate construction will only be acceptable in exceptional circumstances such as where canopy reduction is required to give access for construction machinery and it is demonstrated that there are no alternatives.
6. Tree root protection for veteran trees should provide for *any* likely activities that may occur during construction.

- 4.14 Robust justification would be required to show that the loss of the tree would be justified by public interest. The main tree species that define our area (as identified by paragraph 4.10 above) would be appropriate choices for replacement trees.
- 4.15 New residential and commercial development proposals where trees > 7.5cm in trunk diameter at 1.5m from ground and > 1.5m in height are present (on-site or off-site) which have root protection areas or canopies that encroach onto the application site or could be affected by development, its plant or vehicles in any other way, are to be accompanied by a tree survey, arboricultural impact assessment, tree protection plan and an arboricultural method statement.

- 4.16 Tree root protection guidance is provided in BS5837: 2012, the British Standard for trees in relation to design, demolition and construction.

Veteran trees

- 4.17 The root protection zones of veteran trees or existing trees specifically marked on the 1866 OS map will be protected as determined for veteran trees by Natural England: 'Standing Advice for Ancient Woodland and Veteran Trees' and BS5837: 2012. A growing body of expert opinion even suggests that the root protection zone for such trees should be increased beyond the 15m radius recommended in the British Standard (See Shropshire Council guidance and David Lonsdale 'Ancient and other veteran trees: further guidance on management').
- 4.18 Where veteran trees or trees specifically marked on the 1866 OS map are present on site or within 15 metres of the site boundary, development or demolition proposals will be required to be implemented in accordance with specialist guidance provided by an arboriculturalist with veteran tree expertise in order to ensure the protection and survival of the trees. Guidance should also be sought from veteran tree experts of the Corporation of London, Hampstead Heath, who have offered to provide such guidance.
- 4.19 Protection for veteran trees, particularly where compaction is a risk, must include a ground protection system that is fit for purpose. The roots of veteran trees are particularly vulnerable.
- 4.20 Landscaping proposals should have regard to the prevailing and historic pattern and extent of tree cover and landscaping and avoid hard standing within 15m of a veteran tree.
- 4.21 The Plan recommends that planning officers complete 'Natural England's Ancient Woodland and Veteran Trees: Assessment Guide' when considering applications that may impact a veteran tree.
- 4.22 Where an over-mature tree is present on site or within 15m of the development, developers should check to establish whether this tree is represented as a significant tree on the 1866 OS map and therefore is a veteran.

Site protection of trees during construction

- 4.23 All street trees near to the application site should be protected from damage in line with BS5837:2012, including all potential heavy vehicle movements.
- 4.24 In order to preserve tree canopy, the piling rig offering the lowest clearance possible should be utilised when working under the canopies of trees to minimise both potential damage and the need for access facilitation pruning.

Policy NE3: Biodiversity Corridors

- 4.25 Each garden can contribute to biodiversity. Some features such as tree lines or boundary hedges however are shared by several gardens. Many wildlife species need to be able to travel to reach other areas of habitat for food or refuge or to balance their population. Ecological corridors and stepping stones are defined in The Natural Environment White Paper: Making Space for Nature' (2011) Section 2.12 as areas "enabling species to move between core areas, these can be made up of a number of small sites acting as 'stepping stones' or a mosaic of habitats that allows species to move and supports ecosystem functions.....more, bigger, better and joined." Those submitting development proposals may be required to carry out ecological appraisals and species surveys. Camden Planning Guidance - Biodiversity provides guidance as to when these should be undertaken and what they should comprise.
- 4.26 Hampstead's connections with three of London's strategic green corridors, Hampstead Ridge, Nash Ramblers Link, and North London Link, means that connectivity both between these strategic green corridors and within itself is essential. Network connections are strengthened by an increase in green ground cover and biodiversity in general, and canopy continuity along tree lines and boundaries.
- 4.27 Tree canopy lines, veteran trees, ancient hedgerows and our network of green spaces form an important habitat for birds, bats and other species. As recognised in the London Plan they are also important for humans.
- 4.28 Some of the biodiversity corridors are also historic tree lines. The Plan identifies six historic tree lines that appear on the 1866 Ordnance Survey Map (see Map 5 above and Appendix 4 for further information). These tree lines support tall trees of the type mentioned in 4.11, which will become the veteran trees of the future. Veteran trees are of particular ecological value, supporting a wide range fauna and fungi, many of which depend on long time periods of continuity in their habitat.

Policy NE3: Biodiversity Corridors

1. Development proposals, where appropriate, should include measures to protect and assist in the restoration of Hampstead's tree lines and biodiversity corridors, reducing the incidence of breaks and the length of gaps.
2. The following sites are designated Biodiversity Corridors. Corridors indicated with an asterisk contain historic tree lines. Please refer to Map 5 above and Appendix 4.
 - A. Well and Flask Walks + NW Gayton Road*
 - B. Rear gardens 5-41 Christchurch Hill
 - C. Rear gardens between Denning and Willow Roads*
 - D. Rear gardens between Downshire Hill and Pilgrims Lane*
 - E. Heath Edge Gardens, Parliament Hill & South Hill Park*
 - F. Rear gardens Hampstead Hill Gardens*
 - G. North-western Frognal
 - H. Hampstead Grove, Admirals Walk, Upper & Lower Terrace*
 - I. Holly Hill to CR&PW boundary
 - J. Shepherds Walk, Spring Walk and Spring Path
 - K. Western Frognal rear gardens: Redington Road to HNF/RFNF boundary
3. Proposals for property that include part of the above should not diminish the ability of biodiversity corridors to provide habitat and the free movement of wildlife.
4. 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: Supporting biodiversity

- 4.29 Development will not be supported that diminishes the effectiveness of biodiversity corridors: the wildlife corridors that connect Hampstead's Local Green Spaces, Open Spaces and garden habitat.
- 4.30 Basement construction, because it involves the severing of roots, can be particularly damaging to veteran trees (see Helen Read (2000) 'Veteran Trees - A Guide to Good Management'). Basements can also reduce the capacity of historic tree lines to support the growth of future veteran trees by altering the ground water flow and diverting water towards or away from the root systems.
- 4.31 The rich biodiversity and special habitats of Hampstead Heath are supported by the biodiversity throughout Plan Area, including in ordinary gardens.

Policy NE4: Supporting biodiversity

1. In order to enhance biodiversity, development proposals will be encouraged to:
 - a. Use restrained exterior lighting in low blue content white or yellow light only.
 - b. Increase canopy cover as part of any landscaping scheme.
 - c. Increase where feasible the area of permeable surfaces, particularly those that incorporate biodiversity-enhancing features such as gravel turf (eg. Schotterrasen), having regard for ground conditions, effectiveness and viability.
2. Development proposals should seek to protect or enhance the status or population of priority habitats, species and wildlife movement.

- 4.32 The Plan will support proposals for restoring front and back gardens, introducing biodiversity measures, replacing gaps in tree lines and increasing soft landscaping. The Royal Horticultural Society suggests numerous ways to increase biodiversity in private gardens.

- 4.33 A wide body of evidence suggests that blue-rich white outdoor lighting is detrimental to the ecosystem, to the enjoyment of the night sky, to astronomical research and possibly to human health. See Appendix 1, Evidence Base, for more information.

5. Basements



Introduction

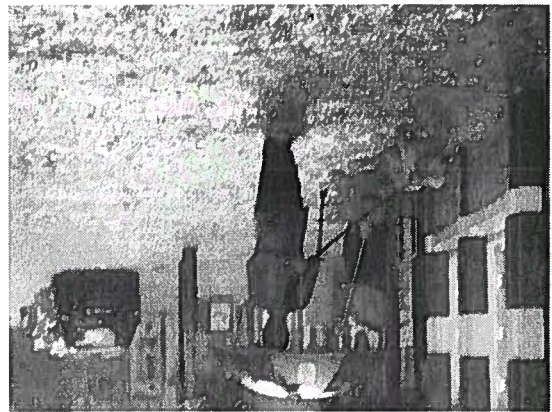
- 5.1 These policies apply to all new basement development. Basement development is defined as the construction or extension of one or more storeys of accommodation below the prevailing ground level of a site or property.

- 5.2 Surveys among residents have resolutely identified this as being of considerable concern within the community and the evidence we gathered justifies these concerns. This policy seeks to ensure that full consideration is given to the potential impacts of basement developments at application stage.

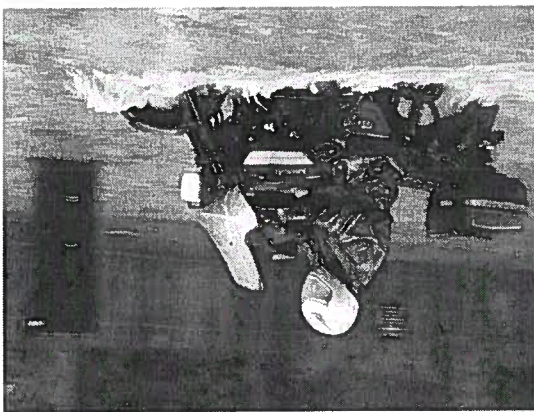
- 5.3 Basement extensions can provide an opportunity to add space to homes in parts of the Borough. However, Hampstead has a unique set of conditions that mean basement construction can inflict structural damage and/or trigger flood risks on susceptible neighbouring properties. These unique circumstances are summarised below.

Geography, topography, geology and hydrology

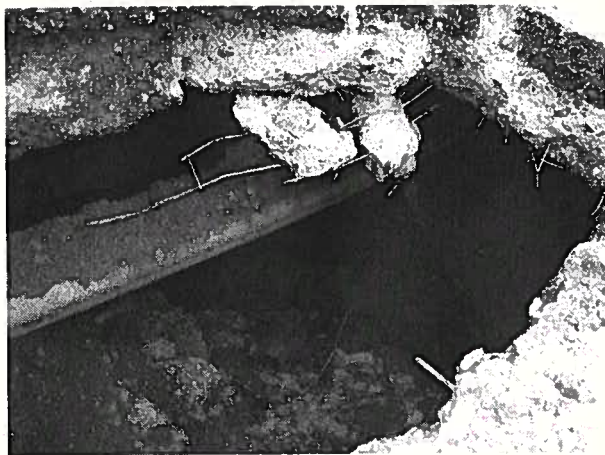
- 5.4 Hampstead is set on one of the largest and highest hills in London, with the highest rainfall of the Greater London area, and much of it located on the flank of that large hill. As a consequence, a significant number of Hampstead streets are downward sloping, where hard standing or building footprint enlargement produces additional surface run-off and drainage requirements, increasing flood risk in storm periods to vulnerable lower areas such as South End Green/Fleet Road and West Hampstead.



Flooding in South End Road, 2002.



- 5.5 Hampstead is a complex layering of Bagshot Sand, Claygate Member and band D of the London Clay Formation. The top two layers have a high silt and sand component rendering them susceptible to high water conductivity and silt erosion, as well as being potentially less stable.



On the left is a photo of a large cavity uncovered under Heath Street, outside the Baptist Church. To the right is a sink hole that appeared in New End. These illustrate the erosion of a significant volume of silt from the Claygate Beds by the action of groundwater, causing subsidence, cavities and sink holes. This action is magnified when basement developments constrain and thus speedup the groundwater flow.

- 5.6 Much of the area has been identified as an area of significant landslide potential, with variable susceptibility from the pressure changes of cutting into the hillside. Constraint and diversion of ground water and the local underground streams by basement construction can contribute to the lubrication of landslip on even gentle slopes. Adequate testing is particularly vital in Hampstead to inform the Basement Impact Assessment (BIA) and reduce the risk of unexpected and serious damage to development projects and to the neighbouring properties.

Other factors

- 5.7 A substantial part of the Neighbourhood Plan area constitutes rows of terraced Victorian or earlier townhouses with shallow foundations, "one of the riskiest situations in which to construct a basement," according to Arup in the Eatherley decision, "because the property shares its existing foundations with its neighbours and also because it provides lateral support to its neighbours, any movement of the existing house resulting from the works will directly impact on its neighbours." There are also a significant number of narrow streets in some areas.

- 5.8 Further, the construction of basements can give rise to noise and disturbance during construction, and the management of traffic, plant and equipment. The policies set out below seek to address these concerns and provide a clear policy framework for proposals for basement development within the Neighbourhood Plan area.
- 5.9 Creating extra footage through basement development does not support the Plan's Policy HCl of maintaining a reasonable balance of both large and small dwelling units.

Policy BA1: Local requirements for Basement Impact Assessments

5.10 As a result of the conditions found in Hampstead, as noted in Camden Local Plan 6.132, basements in Hampstead may pose a particular risk to neighbouring properties and require close investigations, as required by Policy A5 of the Local Borough of Camden Local Plan and its supporting Camden Planning Guidance - Basements, to ensure that risks can be identified and damage mitigated at the planning stage. These conditions include unusual and unstable soils, subsoil water movement, hilly areas liable to slippage, and dense development in which many house are conjoined.

Policy BA1: Local requirements for Basement Impact Assessments

1. All basement developments are required by the local authority to complete a basement impact assessment (BIA). For those developments whose conditions require investigations beyond the screening stage, attention should be given to the additional steps outlined in 5.12.
2. All proposals for basement development must aim for no higher than Burland Scale 1 ("very slight") and construction will not be allowed to proceed where there is evidence that damage to neighbouring properties would exceed Burland Scale 1.
3. Basement developments under gardens should leave a minimum distance of 15m from any veteran tree or from a boundary that is an historic tree line (see Map 5 for details of both), unless it can be demonstrated that any harm to the trees would not be significant or could be mitigated.

5.11 Applications for basements where the involvement of an engineer and/or geotechnical professional and/or geologist has been commissioned or is expected to be commissioned by the applicant, the neighbour(s) or Camden, must involve suitably qualified professional experts as defined in CPG4 but also who have proven experience in basement construction.

5.12 When a basement impact assessment shows that additional steps need to be taken those proposing basement development are encouraged to consider the following, where appropriate: