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**From:** Janine Griffis [REDACTED]  
**Sent:** 30 April 2021 15:57  
**To:** Mark Chan; Planning  
**Cc:** [REDACTED]  
**Subject:** Re: Additional comments from the Hampstead NF on 2020/3857/P

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Mark,

Christine Herewood provided us with a copy of the Heritage Report, which details the context for decisions made regarding the area between the house and the pavement. Having now read this, we are persuaded that in many ways nos. 12-14 were atypical for the Victorian period and that the proposed treatment of the front entrance has historical and heritage justification.

For these reasons, we withdraw our objections. Plantings and greenery behind the front wall would help soften the hard edges and we would hope to see this.

Given the unusual design of nos. 12-14, we trust that this proposal would cause no precedent.

All the best,

Janine Griffis  
Hampstead Neighbourhood Forum

-----Original Message-----

To: Mark.Chan@camden.gov.uk <Mark.Chan@camden.gov.uk>; Planning@camden.gov.uk  
<Planning@camden.gov.uk>

Sent: Sun, 25 Apr 2021 16:26  
Subject: Re: Additional comments from the Hampstead NF on 2020/3857/P

Dear Mark,

We are pleased that the applicant has accepted that removing the original pillar would be damaging to the conservation but are confused by what the applicant is proposing for the front infill.

The current lightwell is larger than that proposed, see the attached photo, and visible from the pavement. Retaining a smaller lightwell and covering with a grill would have the same effect as the original proposal: creating a front patio where the prevailing character is a lower ground floor, usually reached by stairs. This is Victorian pattern in keeping with the period and character of the house. We also object to removing the wall that leads the front door and defines the formal entrance.

It is unfortunately that no. 13 eleven years ago infilled the area between the house and the public pavement but it would be most unfortunate if no. 14 were to set a new precedent despite the adoption of the Hampstead Neighbourhood Plan.

Please do get back to us if we have misunderstood the applicant's intentions.

All the best,

Janine

-----Original Message-----

From: Mark Chan <Mark.Chan@camden.gov.uk>

[REDACTED]

Sent: Fri, 23 Apr 2021 18:05

Subject: RE: Additional comments from the Hampstead NF on 2020/3857/P

Dear Janine,

I understand that the HNF objected to the above application based one:

1. The infilling of the front lightwell with glazing; and
2. The removal of the front garden pier and rebuilt with new section of wall.

I can now inform you that both elements have been removed from the proposal. The applicant is now reinstating the front lightwell which would be identical in size and location to the original before it was extended in the early 1990's.

A new circular walk-on rooflight (laid flush with paving) would be introduced to the front garden to allow light into the new lower ground playroom. It is considered that this change would not adversely impact the streetscape as it would be flush to pavement and shielded by the front garden wall and plants' making it not visible to the public realm. I have attached the latest drawings of the revised proposal for your reference.

Lastly, would the HNF consider retracting it's objection base on the changes?

Kind regards,

Mark Chan  
Planning Officer

Telephone: 020 7974 5703



The majority of Council staff are continuing to work at home through remote, secure access to our systems. Where possible please communicate with us by telephone or email.

Sent: 03 November 2020 16:39

To: Planning <Planning@camden.gov.uk>

Cc: Chan, Mark <Mark.Chan@camden.gov.uk>

Subject: Additional comments from the Hampstead NF on 2020/3857/P

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Thanks very much for considering these additional comments.

Could you please confirm receipt?

All the best,  
Janine Griffiths  
Hampstead Neighbourhood Forum

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