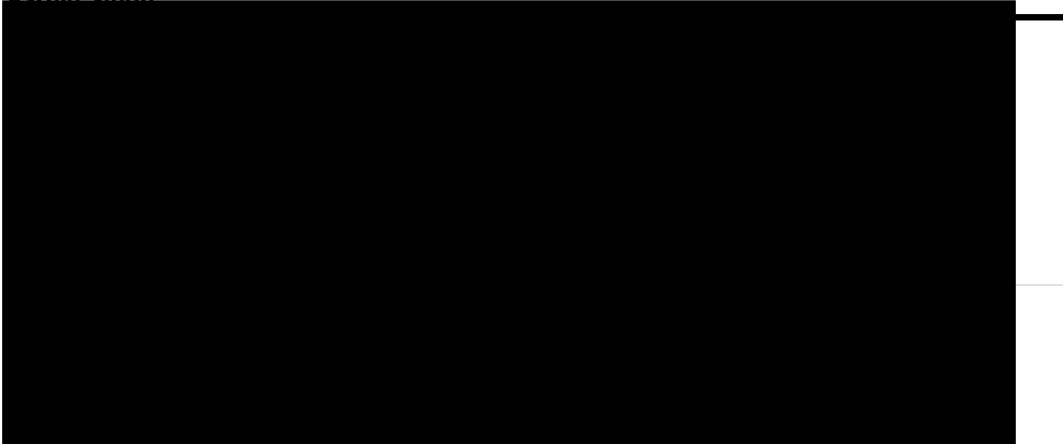


Darshit Singh



[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Dear Mr McClue,

The NDF has been following plans for this site including the previous application (Refused) and subsequent proposals leading to this application but somehow missed responding to this application. We would like to add a few comments for the committee meeting.

The NDF is pleased to see that the proposal is smaller and lower than the previous application, and further away from neighbours in South Mansions.

However, we consider the v-shaped profile of the frontage and the design of the roof to be incongruous in the context of neighbouring buildings. The fenestration in the second storey on the frontage is excessively large.

The use of a metallic roof covering is also out of context in this area.

The Plan recommends that garden developments should be avoided.

On the basis of the above comments the NDF would normally have objected to the scheme.

Please also refer to the Fortune Green and West Hampstead Neighbourhood Plan extracts below:

Policies :

A12. Infill developments: any replacement of a house or houses, or addition of a new house, within an existing terrace should be to the same scale as the terrace, including the roofline. It should be similar in form, materials and details. Replication of particular exterior details is strongly recommended where such details are consistent in streets. Houses should be set back from the pavement and match or fit the building lines of existing properties, with front garden areas remaining unpaved. The same principles should apply to vacant sites in streets where there is already a pattern of existing development.

A13. Garden developments: in order to protect the Area's green/open spaces, the development of new dwellings in private gardens should be avoided. If any developments are approved, they should maintain a much lower profile than existing housing stock, usually one or two storeys. (Also see Policy 17).

Best Regards and many thanks

Nick Jackson and Keith Moffitt - Joint Chairs of Fortune Green and West Hampstead NDF