



The Heath & Hampstead Society

The Society examines all Planning Applications relating to Hampstead and Hampstead Heath Fringes, and assesses them for their impact on conservation and on the local environment.

To London Borough of Camden, Development Control Team

Planning Ref: 2021/4168/P
Address: 1 Chesterford Gardens, NW3
Case Officer: Jaspreet Chaana
Date: 29th October 2021

Dear Jaspreet Chaana,

I am writing to object to this planning application 'Details pursuant to Condition 4 (Cycle store), 5 (Bin Store),... and Condition 7 (Details of replacement boundary wall) granted under planning reference 2020/1502/P dated 13/08/21'.

On looking at the new plans I see that although the original historic front wall is being reinstated, which we are very pleased about and grateful to Camden for negotiating, the plans propose the side wall is left as it is in its new non-consented position, presumably in its current non-consented completely vertical formation, and with the bins and bike store placed in front of it, in full view of the road.

On checking back, I see that the s106 Conditions do not mention the side wall.

I have therefore gone back to the webcast of the Planning meeting on 8th July https://camden.public-i.tv/core/portal/webcast_interactive/562461

There, as I recalled, I can hear that Alex Bushell, Manager in the Planning Team, said (2:03:50-27): "The bit of wall that was removed was here, and that's actually shown on this revised proposal. So the red line [his cursor moves up and down the red line that shows the original pre-2020 position of the side wall] shows where it was before, where the unauthorised works took place. To reinstate the wall as it was, and that would give an opportunity for the bike and bin store to be concealed behind that, which we think is a benefit."

The words as such can seem a little ambiguous, but it is clear if you look at the way Alex Bushell moves his cursor on the plan: the cursor points to the side wall's original pre-2020 position and indicates the bins & bike store will be behind that.

If Alex Bushell did mean that the bin and bike store would be concealed behind merely the reinstated front wall (with the side wall retained as now), then this is incorrect. The size of the opening, though narrower than now, is still wide enough to give a full view of these stores from quite a long length of the roadway and pavement of Chesterford Gardens: certainly not concealed. This is unacceptable in the Conservation Area.

I would be grateful if you could look into the written Condition as this is different to what was discussed with me the day before the Planning meeting – and at the Planning meeting of 8th July.

My suggestions had been a compromise: to have the side wall re-instated in its original position and with its original format i.e. the upper section including the clinker brick panels angled back as originally and using original clinker bricks and as present throughout that side of Chesterford Gardens, but to allow half of the side wall to be re-built back only i.e. one panel rather than two, as re-building it fully back might not make such easy access to the new house and to the bike and bin stores hidden behind. I understood that the developer had agreed to this. I consider the Condition should clearly state what was agreed at the Planning meeting, and that the Plans should be re-drawn accordingly with the bike and bin stores concealed.

With all good wishes

Vicki Harding
Planning Sub-Committee, Heath & Hampstead Society