

Pre-Hearing Note/Agenda

Appeal Ref: APP/X5210/W/21/3272103

By Mr and Mrs Neil Brearley

Against the decision of London Borough of Camden to refuse planning permission for

demolition of the existing 2-storey residential dwelling (Class C3), and construction of a new 3 storey residential dwelling with basement (Class C3)

at 4b Hampstead Hill Gardens, Camden, NW3 2PL

A one-day hearing relating to the above appeal will take place at 10am on 23 November 2021. It will be conducted by Jonathan Price BA(Hons) DMS DipTP MRTPI, who is the Inspector appointed by the Secretary of State to determine the appeal.

The Hearing will be run as a virtual event, taking place on Microsoft Teams and hosted by the Council. Joining instructions will be sent separately.

The hearing will be run as a structured discussion, with the Inspector asking questions based on the agenda at the end of this note. All parties who so wish, will be given an opportunity to speak. However, parties may select a representative spokesperson to cover a particular issue.

As all parties will be working from screens, the Inspector will ensure there are regular breaks. These will probably take place between items on the agenda and are likely to be every hour or so.

The conditions that should be applied were the appeal to succeed will need to be discussed. Please be aware that this is standard practice and does not indicate the Inspector has made his mind up.

The Inspector will need to visit the appeal site. This will be done once the virtual hearing has closed and is likely to be on the following day. Arrangements for this will be discussed at the Hearing.

Hearing Agenda

- 1.** Inspector's opening of hearing
- 2.** Those participating – for the appellants, the Council and interested parties
- 3.** Preliminary Matters
- 4.** Agreed Statement of Common Ground between Council and appellants
- 5.** Relevant national and local policy
- 6.** Main items for discussion
 - The effect on the character and appearance of the streetscene, Hampstead Conservation Area and the setting of nearby grade II listed buildings
 - The effects on the living conditions at no 4a Hampstead Hill Gardens, with particular regard to outlook
 - S106 agreement – matters covered and up-date
 - Other neighbour concerns over living conditions
 - Other neighbour concerns over construction impacts
 - Any other matters
- 7.** Planning conditions (without prejudice)
- 8.** Arrangements/procedure for a site visit
- 9.** Final summing up and close