



## HAMPSTEAD NEIGHBOURHOOD FORUM

6 January 2022

Josh Lawlor  
Camden Planning Solutions Team

Re: Planning Reference 2021/5370/P, 4 Ellerdale Close

Dear Mr Lawlor,

The Forum objects to the proposed scale of the rear extension and the subsequent loss of garden and amenity to neighbours.

The gardens of the four houses comprising Ellerdale Close fit together like pieces of a pie, enhancing the sense of openness enjoyed by all the properties (see figure 1 and photo 1 below). Though both 1 and 3 Ellerdale have been extended to the rear, both additions are relatively modest in scale. The proposed rear extension of No. 4, however, would extend the full width of the existing house and indeed of the existing plot. No mitigation measures to offset the loss of biodiversity to this and the previously proposed 2021/3393/P have been proposed.

The proposal therefore is contrary to DH2 and NE4 of the Hampstead Neighbourhood Plan as well as other policies on the national and local level concerning biodiversity such as The London Plan, Policy G6 (D) and the Camden Local Plan, Policy A3.

The new London Plan states that development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. The NPPF, recently revised, states that “opportunities to improve biodiversity in and around developments should be integrated as part of their design” [paragraph 180].

The rear extension would reduce the openness of the shared green space currently enjoyed by all four properties and so would be contrary to DH1 of the Hampstead Neighbourhood Plan, protecting the amenity and privacy of neighbouring properties (see photo 2, satellite view below).

For these reasons, we would recommend either modification of the current proposal or refusal.

Sincerely,

Janine Griffis

Figure 1

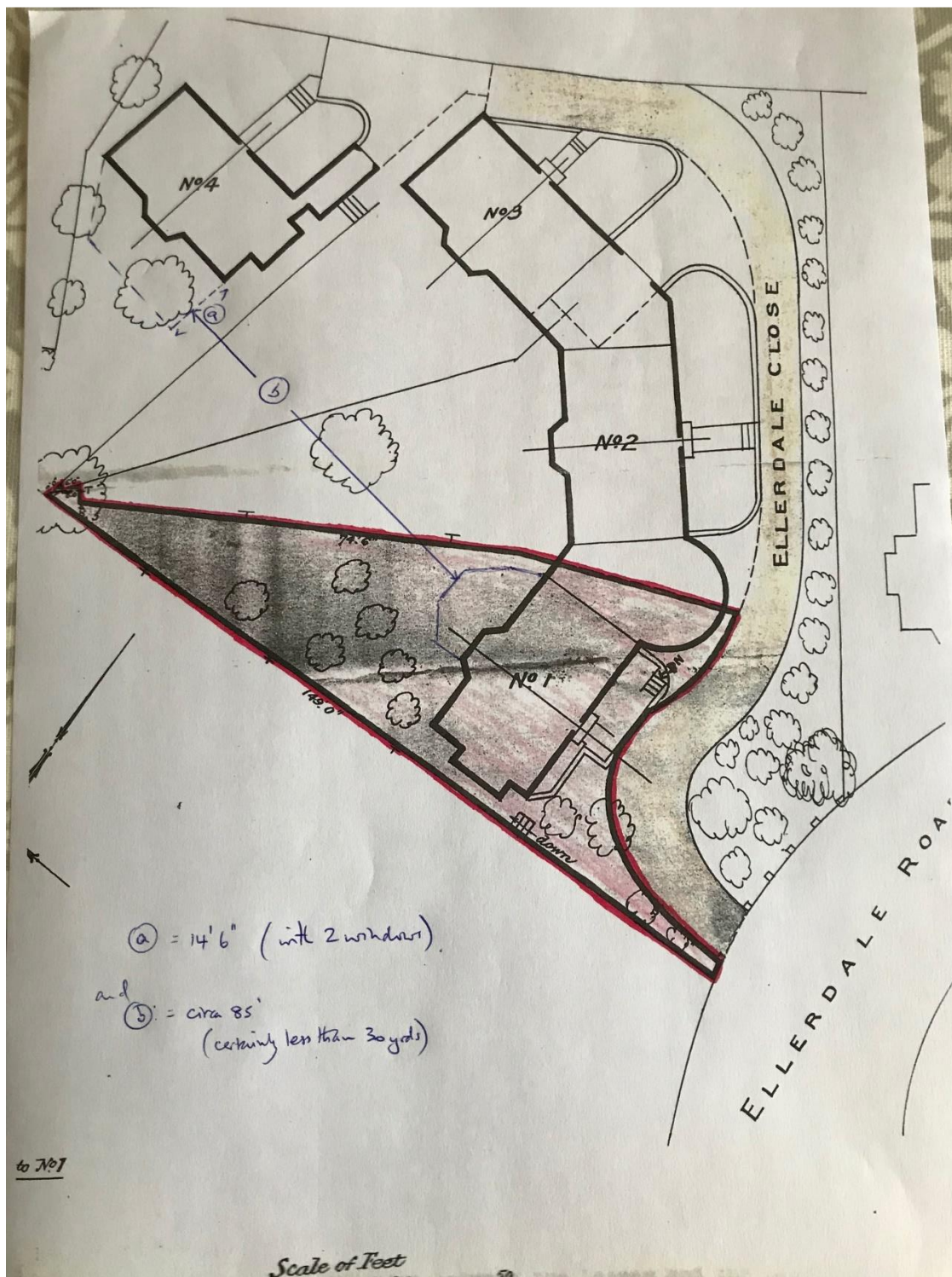


Photo 1, looking from the garden of 1 Ellerdale toward 4 Ellerdale



Photo 2, satellite view



