

Rafi Miah

From: Oliver Cooper (Cllr) <Oliver.Cooper@camden.gov.uk>
Sent: 19 March 2022 15:55
To: Miriam Baptist <Miriam.Baptist@camden.gov.uk>
Subject: Fence at rear of 12 Gainsborough Gardens (2021/4981/P)

Dear Miriam,

I am writing regarding planning application 2021/4981/P, to erect a brick wall in place of the fence along the rear of Gainsborough Gardens, facing directly onto Christchurch Hill.

Apologies for the very late comment on the application. I have only recently stood down from the Planning Committee and thus am only now permitted to comment on planning applications once more.

The location lies in the Hampstead Conservation Area. Camden Local Plan Policy D2 “require[s] that development within conservation areas preserves or, where possible, enhances the character or appearance of the area”.

Camden Planning Guidance on Design, paragraphs 4.54-4.59 concern boundary treatments, including walls and fences. This states that:

- ∞ Materials used must “provide a strong positive contribution to the character and distinctiveness of the area and integrate the site into the streetscene” (paragraph 4.55).
- ∞ In conservation areas, “the elements [should be] repaired or replaced to replicate the original design” (paragraph 4.57).

Therefore, the character of the street that the boundary wall or fence faces onto is paramount. Great weight should be placed on preventing them adversely affecting

conservation areas, and to maintain (where possible) the design of the extant boundary treatment.

The character of that part of Hampstead is defined by its relationship with Hampstead Heath. The greenery created by the Heath, Preacher's Hill, the private garden in Gainsborough Gardens, and the avenue of trees on Well Walk all contribute to this.

The wooden fence blends in well to this environment, especially the trees and climbing vegetation. It makes the appearance of the eastern side of Christchurch Hill appear as if belongs to the Heath: exactly as intended and as protected in the Hampstead Neighbourhood Plan and Hampstead Conservation Area Statement.

By contrast replacement with a wall would be out of character in the area. In this area of the conservation area, tall boundary treatments are disproportionately fences, e.g. upper Christchurch Hill, and at the eastern end of Downshire Hill. It is unclear how the replacement of a fence with a wall here could preserve or enhance the character of the area.

Consequently, as great significance is given to the impact of boundary treatments on local character in the Local Plan, Camden Planning Guidance, the Hampstead Conservation Area Statement, and the Hampstead Neighbourhood Plan, this application should be refused.

Kind regards,
Oliver

Cllr Oliver Cooper
Leader of the Opposition, London Borough of Camden
Councillor, Hampstead Town ward
Leader of the Conservative Group
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Hampstead's councillors have a monthly email newsletter on things happening in the local area, what we're doing for you as councillors, and inviting your feedback on local matters. Let me know via oliver.cooper@camden.gov.uk if you'd like to receive it.