



To: London Borough of Camden /Development Control Team

Type of comment; objection

Planning Reference no: 2022/0853/p

Address: No 4 Kidderpore Ave. , NW3 7SP

Description: Internal and external alterations including erection of a single storey rear extension following the demolition of the existing double garage, replacement of the existing window with new door and installation of metal balustrade for a terrace at upper-ground floor level; installation of new bay window and a roof light behind the existing turret; installation of a pedestrian gate and the installation of conservation rooflight on the main roof.

Date: 12 April 2022

Planning officer in charge/ Obote Hope

Dear Obote Hope

HCAAC objects to this application regarding the car port proposed plus the following reasons;

1. **Forecourt parking;** Although the proposed removal of the garage is welcome, it is imperative that all vehicular access / cars are off site, in compliance with Redington Froggnal adopted Neighbourhood plan and Redington Froggnal Appraisal.
2. **Car free;** Camden's car free policy must be adhered to even for such substantial property. The site is minutes from public transport and does not require to have a car port /or garage on site. The current front garden status should be retained and improved. In order to upgrade its green credentials we recommend further hedge and tree plantation and increased soft landscaping to avert erosion of the character to our garden suburban community.
3. **Proposed Bay;** The token proposal of a bay in conjunction with existing features on this attached property is unacceptable, as interference with the fabric of this important property that sits at the corner of two very restrained but conserved Roads ; that is the corner of both Kidderpore Ave and Kidderpore Gardens; will alter and harm existing composition of this detached property.
4. **Garden perimeter boundaries;** The surrounding area of front and side gardens to this property is not large but is visible from both Roads . The existing garden with its Low brick boundaries and planting and hedge row provides a mix of soft landscaping with minimal hard surfacing that enhances the CA. Any further encroachment by small additions/ extensions de-value its existence and will be detrimental to biodiversity aspirations of our CA. These protected green corridors must be preserved

HCAAC



Hampstead Conservation Area Advisory Committee

for future generations in accordance with and in collaboration with the local and neighbourhood plans. Further build on this garden will damage this green policy and will harm the community aspirations.

5. **Boundary treatment;** existing boundary avoids creation of gated communities, which is supported by adopted Redington Froggnal Neighbourhood plan. It should be recommended that no part of this garden and its boundaries that have currently a clear positive setting altered in any way.

Please refuse this application.

Best Regards Mojgan Green- Co Chair of HCAAC