



To: London Borough of Camden /Development Control Team

Type of comment; objective concerns

Planning Reference no: 2022/1607/P

Address: No 12B Keats Grove,NW3 2RN

Description: Demolish the existing house at 12B Keats Grove and redevelop the site with a new 4 bedroom home to form part of a shared estate with 12 Keats Grove by creating a unified, biodiverse woodland landscape to connect the garden of 12B with the already consented landscape at 12 Keats Grove.

Date: 22 June 2022

Planning officer in charge/Fergus Wong

Dear Fergus Wong

HCAAC partially objects to this application for the following reasons;

1. **HCAAC consultation;** It is noted that the Hampstead Neighbourhood Forum and Hampstead Heath society have been consulted in pre- planning submissions. Thank you for consulting Hcaac after the planning application has been registered. HCAAC has their independent views below that may be considered in the design development and revision of this planning submission.
2. **Demolition;** HCAAC normally objects in principle to the demolition of existing buildings in the area. The existing property designed by architect 'Levy Benjamin Horwich' is considered an exception. It is considered that the full years life cycle of this building has been taken in to account.

The applicant claims(noted in the DAS) of careful dismantling of the existing building and recycling parts and reuse of some materials within the new building construction. We urge a comprehensive survey to be carried out on the existing building, before any demolition or dismantling. This comprehensive survey with photos including the setting of the Graded II listed building at 12 Keats Grove; to capture and record all existing construction methods materials and the building fabric for future generations. The survey may then provide a clear basis in which the dismantling methodology will be used. The survey may allow the selection of component materials to be recycled, reused, and removed. This will ensure whole life time cycle of the building recorded.

3. **Basement impact assessment;** There are number of basements in the area, and great caution must be paid to deter possible flooding by the new large basement. A reduction of the basement area might be an opportunity in this instance.

Request for a Basement impact assessment including a soil report may be useful to the CA in monitoring adverse effects of development in the area. BIA may be a condition to this



large basement, if proposals is to be approved. It is noted that the new basement extends and encroaches beyond the current foot print of the original building. From drawings provided this encroachment occurs both at the front and the rear garden; which is unacceptable.

4. **Car free;** The current brick front boundary wall must be retained and demolition discouraged. This will ensure compliance with Camden local plan car free policies and neighbourhood Forum adopted plans.
5. **Tree planting and landscaping;** 42 new tree planting and permeable landscaping is welcome. This will enhance the CA. New hedging behind the boundary walls may also increase this enhancement if granted.
6. **Superfluous rear one storey extension(salon);** It is considered that the main two storey building to the front of this proposal provides ample habitable accommodation required for such a plot. The rear salon connected with a small courtyard to this two storey frontage could be seen as an extension if it was only one rather than two levels. The removal of the upper salon may not have any impact to the design, rendering this section as superfluous.
7. **Community use;** The proposal indicates a 'salon' at the rear. It is noted in the DAS '*providing gathering spaces where groups of philanthropists and Collaborators can meet, alongside family quarters for family use*'. CA community may benefit partial use as a condition similar to Craxton studios in Redington Frognaal Neighbourhood, if approved. An official condition may enhance the CA and have a positive community benefit.
8. **Topography;** The existing proposals do not use the existing topography to its advantage in the design of the lower level basement. The north facing rear lightwell needs to be designed in a way to enhance natural lighting

Best Regards Mojgan Green- Co Chair of HCAAC