

Planning application 2022/4886/P: 26 Netherhall Gardens NW3 5TL: the NNA's submissions

26 Netherhall Gardens is not listed, but it is in the Fitzjohns/Netherhall Conservation Area, and the recent Character Appraisal & Management Plan notes that it makes a positive contribution to the area's character and appearance.

The application includes a request for two high electronically-operated pedestrian gates and one high electronically-operated vehicle gate, where there are now no gates. The Applicant's Design and Access Statement shows four examples of electronic gates in Netherhall Gardens, none of which is close to 26, and all of which were undoubtedly installed before the establishment of the conservation area.

The Character Appraisal & Management Plan notes about boundary treatments: 'In addition to loss of front boundaries for parking, other front and side boundaries have had low walls, railings or hedges replaced with higher timber fences or unsympathetic metal railings.' The front boundary treatments of most of Netherhall Gardens' houses comprise low brick walls and either hedging/planting or modest metal railings. They enhance the conservation area. However electronic gates do not.

Clinker bricks are a historic feature of many Hampstead boundary walls, and this particular wall with clinker brick is to be retained (2019/1515/P). Below are examples of similar walls without gates in Maresfield Gardens; they offer an open, welcoming aspect, in sympathy with the ethos of the conservation area, which electronic gates would not.



The Character Appraisal & Management Plan notes about the 'Character and Appearance of the Area' that, 'Throughout the Conservation Area the contribution of the streetscape is significant; the trees (public and private), the vegetation, the boundaries between private gardens and the street, the rear gardens.'

Landscaping at the front of this house will also be of great importance. The Decision Letter for the earlier, major, planning proposal (2019/1515/P) said:

'Prior to the commencement of any above ground works, full details of hard and soft landscaping and means of enclosure of all un-built, open areas shall be submitted to and approved by the local planning authority in writing...'

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.'

In summary, we strongly object to the proposal to add three electronically-operated gates to this house.