



HAMPSTEAD NEIGHBOURHOOD FORUM

Alex Kresovic
Camden Planning Solutions Team

11 March 2024

Re: 15 Heath Hurst Road NW3 2RU, 2024/0524/P

Dear Mr Kresovic,

The Hampstead Neighbourhood objects to several aspects of the proposal.

We object to the proposal for the boundary wall to create bin access from the pavement. This is out of keeping with the character of the street and would be contrary to DH1 of the Hampstead Neighbourhood Plan.



The Draft Hampstead Neighbourhood Plan 3.15 states: “Enclosures for wheelie bins should be sited in an unobtrusive area and screened from the street, if possible.”

We note that the proposed rear extension would diminish the size of the garden and that no mitigation measures have been proposed for increasing biodiversity. Both the revised Hampstead Neighbourhood Plan and the Camden Local Plan, currently undergoing consultation, have new policies to require development to enhance biodiversity (see Draft Local Plan NE1 A viii and Draft Hampstead Neighbourhood Plan NE1 2).

The emerging draft Plans also expects retrofitting to adhere to “be resilient to climate change and meet the highest standards of sustainable design and construction” (CLP) and “expects all development to meet the highest environmental standards, while preserving the significance of any heritage asset” (HNP). The proposal makes no mention of what technologies will be used to reduce the carbon footprint of the development.

The proposed balcony could lead to overlooking, contrary to DH1 of the Hampstead Neighbourhood Plan and A1 of the Camden Local Plan.

Thank you for your consideration of these points.

Sincerely,

Janine Griffis