



HAMPSTEAD NEIGHBOURHOOD FORUM

Lauren Ford
Camden Planning Solutions Team

21 March 2023

Re: Planning Reference 2024/0548/P, 25a Tanza Rd

Dear Ms Ford,

Numbers 25 and 27 Tanza Road are a semi-detached pair of houses. A distinguishing characteristic of these houses is the symmetrical row of bays. The proposal above would demolish the lower part of one of these bays, damaging the character of the two houses, contrary to DH1 and DH2 of the Hampstead Neighbourhood Plan.

We note that there is scope to renovate the current extension, which would provide a similar square footage of accommodation.

We note 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.

Thank you for considering our comments.

Sincerely,

Alex Nicoll

