



HAMPSTEAD NEIGHBOURHOOD FORUM

Brendan Versluys
Camden Planning Solutions Team

17 May 2024

Re: Planning Reference 2024/1103/P, 42A Denning Road

Dear Mr Versluys,

The Hampstead Neighbourhood Forum would like to submit the following comments for your consideration. While we appreciate that the proposed extension is modest, the garden, too, is of a modest size and any loss of garden space may have a negative impact on biodiversity, unless there are mitigations measures taken.

Both the emerging Draft Camden Local Plan 2024 and the draft Hampstead Neighbourhood Plan, available to view on the Forum website, place a great emphasis on biodiversity. The revised Hampstead Neighbourhood Plan has recently undergone public consultation and a health check by a planning examiner.

NE1 of the revised Neighbourhood Plan states that the Plan supports development that provides a minimum of 10% Biodiversity Net Gain. The Plan recommends applicants consider the following ways to increase biodiversity:

- a. Increasing canopy cover and volume as part of any landscaping scheme
- b. Increasing biomass through the planting of hedges and shrubs and necromass through establishing wood piles and other dead plant life.
- c. Living green roofs and walls.
- d. Using restrained lighting in low blue content white or yellow light to minimise impact on humans and wildlife and to reduce light pollution.
- e. The protection or enhancement of the status or population of priority habitats, species, and wildlife movement.
- f. Increasing the area of permeable surfaces, particularly those that include biodiversity-enhancing features, and reducing the area of impermeable surfaces, including artificial grass.

We would recommend that the applicant submits a proposal for how they intend to increase biodiversity before consideration of the application.

Sincerely,

Alex Nicoll
Chair, Hampstead Neighbourhood Forum