

Planning Application 2017/4326/P

63 Hillfield Road NW6

From the Fortune Green and West Hampstead Neighbourhood Development Forum

We have reviewed this application and find that it falls short of the principles and policies of the Neighbourhood Plan and on that basis we object to this proposal

Specific areas of concern are:

The loss of private green space:

The development involves building or paving over the entire garden of 63 Hillfield Road, and will cut off access (green corridor) for wild life from the remainder of the gardens behind Hillfield Road. The paving is also hardly compatible with SUDS. The NDP specifically states that in order to protect the Area's green/open spaces, the development of new dwellings in private gardens should be avoided

The extent of the basement development:

The proposed retro-fit basement within 63 Hillfield Road Terrace will involve substantially deeper excavation, and extension of the footprint of the existing cellar for lightwells. We believe the risk to the adjacent houses is substantial.

The excavation for the new build basement flat adjacent to 59 Achilles Road, is large and deep and raise similar concerns of risk to adjacent properties. We foresee substantial disruption for a long period during excavation.

The density of the development:

The development proposes an additional four flats in addition to the two already in 63 Hillfield Road. This comprises 10-12 additional persons on a relatively small site in an already densely populated area.

The accommodation proposed in most cases only just or fails to meet the required minimum gross internal area. See table below.

Floor areas

Flat	Area m2	No.storeys	No. persons	Min gross int area	
1	81.7	2	4	79	
2	41.9	1	1	39	
3	55.3	3	1	55 for 2 storey	fail
C	70.0	2	3	70	
A	73.5	1	3	61	
B	80.0	2	5	93	fail

Quality of development:

The size of the units is of concern as above, as is the amount of daylight that is available to both the basement flats

Other:

We note that it is proposed that the whole development is intended to be car free. We require that LB Camden will implement and enforce this, should planning permission be given for this or a similar scheme

It is suggested that three flats will have wheelchair access but the access gate from Agamemnon Road, as designed, appears narrow and has a step at the entrance.

Relevant Policies in the NDP

A12. Infill developments: any replacement of a house or houses, or addition of a new house, within an existing terrace should be to the same scale as the terrace, including the roofline. It should be similar in form, materials and details. Replication of particular exterior details is strongly recommended where such details are consistent in streets. Houses should be set back from the pavement and match or fit the building lines of existing properties, with front garden areas remaining unpaved. The same principles should apply to vacant sites in streets where there is already a pattern of existing development.

A13. Garden developments: in order to protect the Area's green/open spaces, the development of new dwellings in private gardens should be avoided. If any developments are approved, they should maintain a much lower profile than existing housing stock, usually one or two storeys. (Also see Policy 17).

A14. Roof extensions and loft conversions: should fit in with existing rooflines and be in keeping with existing development. Such extensions should be in proportion to the existing building and should not block views.

A15. Basement developments: there is concern in the Area about the increasing number of such developments. These concerns include the effect on the structural stability of adjacent properties; damage or loss to the character and biodiversity of gardens; the impact on sustainable drainage; and the impact on carbon emissions. Camden Planning Guidance (CPG4) states that the council will only permit basement and underground developments that do not: cause harm to the built and natural environment and local amenity; result in flooding; or lead to ground instability. The NDP fully supports the requirement for full and rigorous Basement Impact Assessments before any such applications are considered. The Guidance cites West Hampstead, South Hampstead and Cricklewood as areas that have been identified as being subject to localised flooding from surface water due to local soil conditions and topography; it also cites a large number of streets in the Area that have been subject to surface water flooding in the past

Policy 17

Development shall protect and improve, where appropriate, existing green/open space. Development that increases the demand for recreation or amenity shall provide for new green/open space. This shall be achieved by, where appropriate:

- i. The protection of existing green/open space - from significant damage, or loss, through development.
- ii. The appropriate provision (relative to the size of the development) of new green/open space, or contributing towards addressing the open space deficiencies in the Area as identified in the development plan.
- iii. Appropriate contributions to the maintenance and enhancement of existing and new green/open space, where applicable.

iv. The offsetting of any loss of green/open space, ideally within the Area.

v. The protection and appropriate provision of green corridors through existing and new streetscapes.

vi. The appropriate provision of new small green/open space - such as pocket parks and active green spaces (eg green walls and green roofs) - and their maintenance.

vii. The use of Sustainable Drainage Systems in all development, unless there are practical or viability reasons for not doing so.

viii. The appropriate provision of outdoor leisure facilities - such as playgrounds, gyms and recreational spaces - and their maintenance, where applicable.

ix. Development that has a positive impact on the relationship between urban and natural features.