

CONSULTATION STATEMENT

Hampstead Neighbourhood Plan 2025-2040

This document chronicles the consultative efforts of the Hampstead Neighbourhood Forum from 2022 to 2024 following a decision to draft revisions to the Hampstead Neighbourhood Plan 2018-2033. The new draft is submitted as Hampstead Neighbourhood Plan 2025-2040.

Appendices at the end detail the particular communications with and from the local community as the Forum went through the Regulation 14 consultation process.

Throughout the whole period, the Forum's activities have been fully disclosed and highlighted on its website www.hampsteadforum.org

Date	Engagement	Who involved	Subject/outcome
29/3/2022	Column in Ham&High	A. Nicoll	Column asked whether goals expressed in Neighbourhood Plan remained appropriate in light of developments since consultations began in 2014. https://www.hamhigh.co.uk/news/hampstead-neighbourhood-forum-on-plan-8786452
10/5/2022	Forum Committee decided to begin public consultation with a view to revising Hampstead Neighbourhood Plan		
17/5/2022	Meeting with Francesca Agostini of Green School Runs and Andrea Lally Kukrika, local resident retrofitting a house in SHP conservation area. (They later became respectively adviser and committee member of Forum.)	A.Nicoll, J. Griffis, F. Agostini, A. Kukrika	Discussed ways of engaging public on green issues, for example retrofitting and traffic reduction, in consultation process for Plan revision.
24/5/2022	Meeting and walkaround with Alex Bushell, Manager of Development Management, and Jane Wylie, Conservation Officer, Camden	A.Bushell, J.Wylie, D.Castle, J.Griffis, A.Nicoll	Discussed planning and conservation issues, including particular decisions and issues such as solar panels. Also discussed Conservation Area documents currently under preparation.
23/6/2022	Column in Ham&High	A. Nicoll	Analysis of Levelling Up Bill.
23/6/2022	Meeting with Highgate Neighbourhood Forum and Green School Runs to discuss transport issues	C. Whittaker, M. Meade-King, R. Webber, F. Agostini,	Discussed anti-idling and park & stride initiatives of Green School Runs, and east-west public

			transport issues including 603 bus. Agreed to share data and seek meeting with TfL.
27/6/2022	Meeting with Highgate Neighbourhood Forum chair	A. Nicoll, J. Griffis, A. Pivaro, M. Meade-King	Discussed value of neighbourhood planning and common issues facing us, including updating plans, Levelling Up Bill and potential for Neighbourhood Priorities Statements
29/6/2022	UCS Junior Branch Year Eco Committee and Ms Penny Casey	A.Nicoll, F. Agostini, P. Casey and 11 pupils (and met headmaster, Lewis Hayward)	Thanked pupils for their help in putting up diffusion tubes for Forum air quality project, gave presentation on results and had discussion.
1/7/2022	Devonshire House School	A.Nicoll, F.Agostini, teachers and pupils	Spoke at morning assembly, thanked pupils for help putting up diffusion tubes, and discussed project and Neighbourhood Plan goals with them.
6/7/2022	Maria Montessori School	F.Agostini, teachers and pupils	Engaged in discussion with pupils about Forum's air quality project, and thanked them for their help.
8/9/2022	Camden planning policy officials	A.Nicoll, J.Griffis, A.Triggs, B.O'Donnell	Discussed proposed revision of Neighbourhood Plan: processes and potential areas for revision
25/9/2022	Dylan McNeil, owner of future Well Walk theatre at top of Willow Road.	A.Nicoll, D.McNeil, Z.Drouche	Discussed unsafe pavement arrangement and intersection. Also out-of-control tree blocking view of Burgh House
18/10/2022	Sanya Polescuk, architect	A.Nicoll, J.Griffis, S.Polescuk	Discussed revision of Plan to improve policies on sustainable architecture and her potential help with this.
10/11/2022	Function to thank volunteers on air quality project at Zara Restaurant	A.Nicoll, S.Taylor, K.Schauer, other committee members, Councillor Sian Berry, volunteers, Hasan Demir	S.Taylor and K.Schauer presented preliminary results of air quality project. S.Berry spoke and there was lively discussion.
6/12/2022	Column in Ham&High	J.Griffis	Discusses shopfronts and processes for achieving tasteful designs, including Neighbourhood Plan
30/12/2022	Column in Ham&High	A.Nicoll	Looks ahead to revision of Neighbourhood Plan and advertises January public meeting, as well as website resources
21/1/2023	Column in Ham&High	A.Nicoll	Comments on Hampstead retail closures and finds that although many businesses have departed, many have also arrived.

31/1/2023	Public meeting at Hampstead Community Centre to launch public consultation and gather opinions of residents on revision of Neighbourhood Plan	Forum committee and about 50 people	Report on meeting here
14/2/2023	John Graham, who oversaw Forum's applications for Asset of Community Value status for many Hampstead premises, especially pubs.	A.Nicoll, S.Taylor, J.Graham	Discussed ACV processes and thanked him.
21/2/2023	Camden officials to discuss Plan revision and processes	A.Nicoll, J.Griffis, V.Harding, B.O'Donnell, A.Triggs, G.Hitchcock	Extensive discussion of possible Plan changes, including development of biodiversity network. The officials later informally reviewed evolving versions of the draft and made suggestions, mainly on precise language.
5/3/2023	Column in Ham&High	A.Nicoll	Reports on themes of planned revision of Neighbourhood Plan, including retrofitting to add energy-efficient technologies.
21/3/2023	Forum AGM at Community Centre. Presentation on revising Neighbourhood Plan to strengthen sustainable design policies and enhance natural environment, and add guidance on strategic sites. And presentation on Forum's completed air quality project.	Forum committee and members of public. Presentations from K.Schauer and J.Griffis	Report on meeting here
20/4/2023	Meeting with Anna Lamche of Camden New Journal	S.Taylor, A.Nicoll, A.Lamche	Discussed Forum's activities including Plan revision
25/4/2023	Column in Ham&High	K.Schauer	Reports on results of Forum's air quality project, showing lower but still worrying levels of NO2 in Hampstead.
9/5/2023	Meeting with Nicola Tulley of Camden	N.Tulley, S.Filippi, K.Schauer, A.L.Kukrika	Discussed sustainability policies in Neighbourhood Plan.
22/5/2023	Transport strategy meeting organised by Hampstead Transport Partnership	HTP, councillors, reps of resident associations and Forum committee members including C.Whittaker, A.Nicoll, S.Filippi	Presentation and discussion on plans to employ a consultant to help develop a transport strategy
27/5/2023	Column in Ham&High	A.Nicoll	Wrote on retrofitting older homes to make them more sustainable, describing presentation by A.L.Kukrika, K.Schauer and S.Filippi

1/6/2023	Meeting with nascent NW3 Business Association to discuss its development	S.Stark, A.Nicoll, A.Haslam-Jones and business leaders	
5/7/2023	Meeting with Susannah Hagan, Emeritus Professor of Architecture, University of Westminster	J.Griffis, S.Hagan	Discussed Neighbourhood Plan and sought Prof. Hagan's advice especially on sustainability issues. She later reviewed draft and made comments and suggestions. She also became an adviser to the Committee.
31/7/2023	Column in Ham&High	S.Taylor	Commented on the need for greater compassion and how this makes communities more healthy, safe and resilient
19/8/2023	Column in Ham&High	A.Nicoll	Gave update on revision of Neighbourhood Plan
20/9/2023	Conference on 'Drafting Policies and Plans' organised by UDL and chaired by Councillor Sue Vincent	A.Nicoll and other speakers and attendees.	A.Nicoll spoke on the Forum's experience of creating a Neighbourhood Plan and then revising it.
30/9/2023	Consultation with primary school pupils on neighbourhood plan.	F.Agostini and teachers and pupils of Christ Church School, UCS Junior Branch and Devonshire House school.	F.Agostini published her report on the consultation exercise and wrote about it in the Ham&High.
3/10/2023	Meeting with Clare Hamman, graphic designer, on creation of new maps and graphics, and new layout for revised Neighbourhood Plan	A.Nicoll, C.Hamman, J.Griffis, V.Harding	C.Hamman later commissioned to do this work
9/10/2023	Initial draft of revised Plan published on Forum website with invitation for comments.		
12/11/2023	Column in Ham&High	J.Griffis	Explained the revised Plan's vision of developing existing biodiversity corridors into a network.
30/11/2023	Meeting with Rev Ewan King of Heath Street Baptist Church to discuss community activities and resilience	S.Taylor, E.King, A.Nicoll	
24/12/2023	Column in Ham&High	A.L.Kukrika	Described the author's experience of retrofitting her Victorian house in line with the policies of the revised Plan
12/1/2024	Regulation 14 consultation began with launch of a Google Forms survey describing main changes in the draft Plan and seeking residents' comments.	Forum committee	156 sets of comments received via the survey form by the close in late February. See Appendices 1 and 2 below for email sent to Forum mailing list of

			more than 1,000 recipients, and survey text . In addition about 10 responses received via email.
12/1/2024	Leaflet distributed to every household within Forum/Plan area	Forum committee	See Appendix 3 below for image of leaflet.
11/2/2024	Column in Ham&High	A.Nicoll	Invited comments on the draft revised Plan
Jan/Feb 2024	Feature on revision of Plan published in quarterly newsletter of Heath & Hampstead Society, reaching more than 2,000 members.	A.Nicoll	Article in Appendix 4 below
Jan 2024	Copy of draft revised Plan deposited at Keats Community Library, and Forum membership notified		
February 2024	Required statutory bodies and local community organisations emailed formally and invited to comment on draft revised Plan.	J.Griffis, A.Nicoll	List of bodies and responses in Appendix 5
March 2024	Camden responded to Reg 14 consultation	A.Triggs	Camden's responses and Forum's subsequent actions included as Appendix 6.
March 2024	Responses to the survey of residents were collated and analysed. The responses showed strong support.	J.Griffis A.Nicoll	Responses and Forum's comments on them are included as Appendix 7
12/3/2024	Forum held AGM and reported on revision and consultation process. In addition, Forum held workshop on retrofitting of houses.	Workshop speakers: K.Schauer; A.L.Kukrika; M. Tapa (Camden sustainability officer); B.Owen (Ecofurb)	About 50 people attended, lively discussion held.
05/05/2024	Results of survey of residents published in Ham&High and in full detail on Forum website, including responses from Forum to residents' comments	A.Nicoll	Ham&High column ; website summary ; website full detail

Appendix 1

Text of email to Forum mailing list of over 1,000 recipients, sent 12/01/2024

Please comment on the new draft Hampstead Neighbourhood Plan

Dear Forum member,

This is to invite you as a Hampstead resident to comment on a revised draft of the Hampstead Neighbourhood Plan. It includes new policies that will help to make development in Hampstead more sustainable. In addition, it has new provisions to encourage considerate construction and enhance the natural environment.

We have created a short survey in which you can express your opinions on key elements of the new document and, if you wish, view and comment on the whole draft. Please do take a few minutes to complete the survey by clicking [here](#). Or you can scan this QR code.

The existing Neighbourhood Plan passed referendum in 2018 after wide public consultation, and now sits alongside the Camden Local Plan as a statutory document. Applicants for planning permission, as well as Camden's planning officers, have to follow its policies.

We believe the Plan has had a positive influence on development in Hampstead over the past six years. But the accelerating climate crisis demands new technologies that reduce consumption of fossil fuels, such as solar power and heat pumps. The idea behind our new proposals on sustainable design is to encourage such energy-saving measures while protecting the important heritage of Hampstead's Victorian houses.

New construction is very damaging to air quality. So the revised Plan encourages adaptation of existing houses rather than replacing them with new ones. However, refurbishment projects too can be very disruptive to neighbours, especially in our dense, hilly and narrow streets. Therefore, we are proposing new policies that will require builders to be more considerate.

In addition, we seek to build the innovative ‘biodiversity corridors’ designated in the existing Plan into a biodiversity network with fewer barriers to flora and fauna moving through the area, especially around the fringes of Hampstead Heath.

Extensive public consultation is essential under the Localism Act 2011, which introduced neighbourhood planning as a way of giving local communities a bigger say in shaping their areas. Please do let us know your thoughts. The survey will close on 23 February.

After taking into account the views expressed, we will submit the new Plan to Camden for approval. After that, it must pass an independent examination to ensure it complies with planning law. Then, it will be subject to a public referendum. If the new Plan passes through these steps, it will take statutory effect and replace the existing Plan - which meanwhile remains in force.

You can read the full draft of the revised Neighbourhood Plan [here](#).

Thank you in advance for taking part.

Alexander Nicoll
Chair
Hampstead Neighbourhood Forum

Email: info@hampsteadforum.org

Website: hampsteadforum.org

Appendix 2

Text of Google poll survey (images have been omitted)

A lot has happened since residents in Hampstead voted overwhelmingly to approve the Hampstead Neighbourhood Plan in 2018. The climate emergency has intensified, and the pandemic altered the way we live and work. The Plan has proved effective in guiding development in Hampstead. However, we -- the Hampstead Neighbourhood Forum -- think it could better address today's world with a few amendments.

In this survey, we are asking for your thoughts on how to improve the Neighbourhood Plan. We have developed a new draft. The questions below summarise the main changes and seek your opinions. Most of the new policies emphasise sustainable development and enhancement of the natural environment.

A Neighbourhood Plan has statutory force, sitting alongside the local authority plan -- in our case, Camden's. It provides a community-led framework of planning policies that guide future development – anything that requires a planning application. It cannot affect, for example, the makeup of the retail offering on high streets, or the provision of public transport, or any building that has permitted development – these don't require planning consent. But it does offer an overall vision that may have an influence on broader policies.

Please click through our survey and let us know your opinions. What you say is very important. The deadline for responses is 22 February 2024. Click here to see the complete draft Plan. Read more at www.hampsteadforum.org

Section 2 of 9

Sustainable development

We have added a new policy on sustainable development that:

- Prioritises retrofitting over new building
- Calls for development to meet the highest environmental and energy efficiency standards, while not damaging Hampstead's heritage and character.
- Supports the use of sustainable materials as well as practices such as water efficiency

Do you support this policy?

*

Do you have a comment on the sustainable development policy?

Section 3 of 9

Considerate construction

We have added a new policy that:

- encourages speedier construction through efficient building methods
- requires contractors to minimise noise and disruption to neighbours, and to engage with neighbours during construction
- requires participation in the considerate constructors scheme for longer projects

- limits the size of construction vehicles

Do you support the considerate construction policy?

*

Do you have a comment on the considerate construction policy?

Section 4 of 9

Improving biodiversity

We have added new policies supporting biodiversity and helping to mitigate climate change by:

- Supporting development that provides 10% net gains for biodiversity, by improving areas for living matter, using wildlife-friendly lighting and reducing the area of impermeable surfaces, including artificial grass.
- Supporting extensions that are subservient to the original footprint of the house, contribute positively to the character of the area and provide for 10% net gains for biodiversity.
- Linking the area's 'biodiversity corridors', which seek to facilitate the movement of wild life, into networks that provide opportunities for developers to pay attention to improving biodiversity.

Do you support the policy on improving biodiversity?

*

Do you have a comment on the policies to improve biodiversity?

Section 5 of 9

Resisting the loss of retail shops to housing

A new policy would resist the loss of retail and business premises (Class E) to residential occupation unless it can be shown that there is a long history of vacancy.

Do you support this policy?

*

Do you have a comment on this policy?

Section 6 of 9

A vision for strategic sites

Camden has identified Queen Mary's House (near Whitestone Pond) and the Royal Mail Hampstead Delivery Office on Shepherds Walk as sites for future development.

The new draft Plan sets forth a vision that could help guide future development, should it take place. For example, the vision expects any development to consider the low-rise nature of the existing Queen Mary's site and the importance of surrounding views. It expects development to continue to provide affordable housing, and encourages retrofitting rather than new build where possible.

Regarding the Delivery Office site, the vision suggests that the site could meet both the housing mix policies of the Hampstead and Camden plans by providing vibrant live/work units to replace many traditional workshops and studios that have been lost through the re-development of Hampstead.

Do you support this vision?

*

Do you have a comment on the guidance for strategic sites?

Section 7 of 9

A Vision for Hampstead

The vision statement that guided the original Plan continues to shape our new policies. The vision seeks to ensure that Hampstead is:

- Lively and contemporary, while safeguarding the fine heritage of streets and buildings.
- Promoting sustainability and energy efficiency, so as to mitigate and adapt to the climate emergency.
- Enduringly green, with the Heath, open spaces, trees and landscapes well protected.
- Safe and walkable, with good public transport and alternatives to use of cars.
- Business-friendly – to meet needs of residents, workers and visitors and back local enterprise.
- A community with good amenities, a sense of belonging and mutual support.

Do you agree these goals are still relevant?

*

Do you have a comment on the vision?

Section 8 of 9

Any other comments?

Would you like to comment on any other aspect of the new draft Plan? You can read the full document by clicking [here](#).
Your comments on other parts of the Plan

Section 9 of 9

About you

Please give us your details if you would like to be kept informed. We ask for your postcode to help our analysis of the results. Your details will be kept safe as described in our data protection policy.

Postcode (for purposes of our analysis)

*

Short answer text

Your email if you would like to be kept informed

Short answer text

Your name (optional)

Short answer text

Appendix 3

Leaflet distributed to every household in Forum/Plan area (about 5,000 copies) January 2024

Images below

Consultation on building a more sustainable Hampstead



info@hampsteadforum.org

Hampstead Neighbourhood Forum

Revising the Hampstead Neighbourhood Plan

In 2018, Hampstead residents approved the Hampstead Neighbourhood Plan, providing a blueprint for development through 2033. Since then, Camden's planners have paid attention to the Plan's policies when approving projects in the village.

But in the last five years, residents have become increasingly concerned about the climate crisis and threats to biodiversity. As a result, the Hampstead Neighbourhood Forum aims to revise the Plan to make our community more resilient and sustainable.

We propose to add new policies supporting:

- **Retrofitting** existing buildings in preference to new construction
- Improving **energy efficiency**
- **Sustainable** design and materials
- **Clean and considerate** construction practices
- Development that enhances **biodiversity**

Do you agree with these changes? How else can we build a more sustainable Hampstead? Please take a few minutes to complete our online survey before February 20th.

This is your chance to share your vision for a more sustainable Hampstead. Your responses will directly inform our new policies.

Follow the link at
www.hampsteadforum.org or

Use this QR code to access



Appendix 4

Article in Heath and Hampstead Society Newsletter (also online at https://www.heathandhampstead.org.uk/wp-content/mu-plugins/hhs_pdf_parse/pdf/2024-01.pdf)

Images below

Hampstead Neighbourhood Plan – revisions, issues and survey

by Alexander Nicoll, Chair of the Hampstead Neighbourhood Forum

How should we improve energy efficiency and sustainability in our homes while still protecting Hampstead's formidable heritage? This issue is at the heart of the revision of the Hampstead Neighbourhood Plan currently under way. See [link to survey at the end of this feature](#).

Balancing energy, sustainability and heritage is not a theoretical question but a live one. An increasing number of planning applications incorporate technologies planning officials might previously have routinely rejected as damaging a conservation area; for example, some types of solar energy, insulation, heating and glazing. Now, depending on the circumstances, they might be approved.

Two forces are driving these developments. First, advances in technology. Second, the wave of recognition climate change demands widespread action. This no longer means simply trying to stop global warming, but adapting our way of life to preserve ourselves, manage our resources properly and maintain social cohesion in our beautiful neighbourhood.

Adaptation begins at home. The way we design or renovate our homes will, over time, heavily influence the types and amounts of energy and water we use as a nation. It will also determine the appearance of our neighbourhoods and the preservation (or otherwise) of our architectural inheritance.

Which brings us back to planning. Starting in 2014, the Hampstead Neighbourhood Forum, helped by input from hundreds of residents, wrote the Hampstead Neighbourhood Plan, which was

approved by 91% of voters in a referendum in 2018. The Plan now sits alongside the Camden Local Plan as a statutory document, part of the overall development regime. Planning applications and decisions must take its policies into account.

A neighbourhood plan, under the Localism Act of 2011, reflects the particular vision of local residents. It gives them a greater role in shaping the future of their communities. It cannot contradict other statutory documents, such as planning laws, or the London Plan, or the local authority plan. But the scope it affords seems to justify the enormous amount of voluntary work involved. The Society was extremely supportive throughout the process.

Five years on, we thought we should make sure the Plan still reflects the wishes of residents. We were aware of areas in which the language could have been stronger or more precise. But most importantly, the climate emergency and the need for sustainable design seemed to have become even more pressing.

Therefore, in 2023 we launched a new consultation and held two public meetings. Views expressed by residents affirmed the urgency of writing policies both to encourage sustainable architecture and enhance the natural environment. We have now drafted a revised Hampstead Neighbourhood Plan, and we are issuing it for public comments. We've had much welcome comments from Society members. After this, the draft will be subject to scrutiny by Camden Council, an independent examiner and eventually, voters in a referendum.

Hampstead Neighbourhood Plan – revisions, issues and survey (cont)

The main changes to the Plan are as follows:

- A new policy on sustainable design supporting retrofitting over new demolition/new build. This is important because demolition and new construction are among the biggest contributors to air pollution, especially from particulates. Supported retrofitting includes steps to reduce heat loss, such as energy-efficient glazing; sensitive insulation of interior walls and roofs; and installing more sustainable heating systems to replace those that burn fossil fuels. The new policy backs net-zero carbon development and 'expects all development to meet the highest environmental standards, while preserving the significance of any heritage asset.' Also supported are the use and reuse of sustainable materials; increasing permeable surface areas; where possible, slowing water run-off with use of attenuation tanks; and boosting water efficiency, for example by harvesting rainwater or using greywater tanks. In cases where permission for a new flue is required, the policy would not support installation of wood-burning stoves, which are major polluters.
- A new policy on considerate construction addresses the inconvenience development causes neighbours by supporting efficient and timely construction methods, such as prefabrication and modular construction. The policy also calls for sustainable and respectful of neighbourhood amenities construction practices.
- Policies on the natural environment have been strengthened to bolster biodiversity – the web of ecosystems created by the flora and fauna in our area. The aim is development should not just protect the environment, but actually enhance it. The new draft Plan supports development creating a 10% net gain in biodiversity, as measured, for

example, in tree canopy cover, planting hedges and shrubs, green roofs, restrained lighting, and enhancing habitats and movement of wildlife.

The existing Plan was innovative in establishing 'biodiversity corridors' within our neighbourhood. Now, the aim is to link these into a biodiversity network encouraging movement of natural life both within our area and with surrounding neighbourhoods, and especially the Heath. The Plan will also retain strong policies protecting trees, including veteran trees.

- A new feature of the Plan will be guidance on the potential development of two strategic sites identified by Camden: Queen Mary's House (QMH) at the top of East Heath Road, owned by the Royal Free Hospital; and the Royal Mail Delivery Office in Shepherds Walk. Should these sites be developed, the Plan strongly discourages significant demolition of QMH, protects views at what is in effect the gateway to the village, and seeks to ensure the application of the Plan's policies, especially those on retrofitting, sustainable design, affordable housing and energy and water efficiency. The new language suggests the Shepherds Walk site would be an appropriate location for 'live/work' units, replacing the many traditional workshops and studios lost during Hampstead's development.

These are the highlights of the changes we propose. Of course, they are far from being the entirety of the Neighbourhood Plan, which will retain existing policies on design, respect for conservation areas, basements, traffic and transport, the local economy and affordable housing. Both the new draft and the current Plan can be found on our website, www.hampsteadforum.org.

We believe the Plan has proved effective in influencing development in the past five years.

Hampstead Neighbourhood Plan – revisions, issues and survey (cont)

Its policies are often cited by Camden's planners in their decisions. The Forum comments on a small proportion of applications.

We record our remarks and the outcomes on our Planning Watch page. Often, these remarks, as well as those from residents, other bodies and Camden itself, result in alterations that are then approved by Camden.

This seems a proper operation of the planning structure. Because planning can trigger long-running disputes, we think it is important the process treats all sides, including Camden's officials, with fairness, civility and compassion. After all, planning is not just a matter of whether someone is allowed to build a basement, an extension or a garden building. It is fundamentally about how we deal with the people around us and build a community. Recent national and global challenges have shown the potential for divisions in society. Climate change threatens more such difficulties, such as floods and shortages of energy and other resources. If we in Hampstead can address these as a community, we will be better prepared, more resilient and more able to effect change in our mutual interest.

In this spirit, we invite your comments on our draft Neighbourhood Plan. If you have questions or want to become involved, please email us at info@hampsteadforum.org.

The Hampstead Neighbourhood Forum is inviting your comments on a draft revision of the Hampstead Neighbourhood Plan. Please take the Forum's survey via the QR code below or the Forum website, www.hampsteadforum.org



Members' email addresses ***Are you missing out?***

Keeping you informed of the latest news and events.

The Society is increasingly using email, to let members know of vital issues that crop up between Newsletters.

It is also an invaluable way to bring you other useful information, such as walks, talks and events that do not fit in with the Newsletter timetable.

If we do not have your email address you may be missing out on important local and Society news and initiatives.

So, if you have not already done so, please do send your email address to the Society at:

info@HeathandHampstead.org.uk

Make sure that you include your name and street address so that we can identify you.

This will also enable us to update our membership records and simplify our communications with you.

Appendix 5 Statutory consultees and local bodies

Name of organisation	Date of contact	Confirmation of receipt	Responses	Action taken
<p>Residents Associations</p> <p>Downshire Hill Residents Association, Andrew Neale andrewdneale@gmail.com</p> <p>Flask Walk Neighbourhood Association, Roger Hayward drogerhayward@gmail.com and Marianne Colloms marianne.c@colloms.com</p> <p>Gayton Residents Association, Robin Woolfson robin_woolfson@hotmail.com</p> <p>Hillsiders, Stephen Taylor slt@5jt.com</p> <p>Keats Grove Residents Association, Nigel Steward nigelsteward@blueyonder.co.uk</p> <p>Maryon Mews, Maureen Clark-Darby, maureen_clarkdarby@hotmail.com</p> <p>Pilgrim's Lane to Willoughby Rd Residents Assoctn, Janine Griffis grifkohl@aol.com</p> <p>Pond Street Residents Association, Jeff Gold and Peter Davey, jeff@jeffrey-goldandco.com ptrdavey@gmail.com</p> <p>Rudall Crescent Residents Association, Jenny Stevens jenny@jennystevens.net</p> <p>South End Green Association, James Knowles jameshknowles@mac.com</p> <p>South Hill Park Watch for Safer Nbhds, Jonathan Bergman j.bergman@amberden.co.uk</p>	<p>19 February 2024</p>			

<p>Vale of Health Society, Zlatina Loudjeva, zlatinaloudjeva@hotmail.com and Martin Rushton-Turner mrtnw3@gmail.com</p> <p>Hampstead Hill Gardens Residents Assctn, Audrey Mandela audrey@mandela.com</p> <p>Cannon Place Residents Association, Elaine Wright elainejoannewright@gmail.com</p> <p>Mount Vernon area, Ria Booth riabooth@msn.com</p>				
<p>Faith groups:</p> <p>Ewan King, Baptist Church ewan_king@mac.com</p> <p>Tom Watts Senior Minister, St Johns Downshire Hill tom@sjdh.org</p> <p>Rev Kate Dean, Rosslyn Hill Unitarian Church revkatedean@gmail.com</p> <p>administrator@christchurchhampstead.co.uk</p>	19.02.24	Tom: Thank you very much for drawing this to my attention. I will aim to get our buildings team at St John's Downshire Hill to respond in a way that represents the church.		
<p>Other community groups</p> <p>Stephen Brandes, Chair of Trustees Hampstead Community Centre, which provides services to young, old, those in need, the lonely, and the community as a whole</p>	19.02.24		Suggested changes to 8.9 and 8.10, community facilities. Suggested regrouping the organisation into like categories and adding this sentence: <i>Development of these</i>	Suggestions adopted in full.

			<i>facilities to improve access, accommodation and range of services will generally be supported</i>	
Older people: Henderson Court Sheltered Housing Manager Donna.grant@camden.gov.uk (cc: Julie.foster@camden.gov.uk) Henderson Court Day Centre Alexandra.pralca@ageukcamden.org.uk	19.02.24			
Hampstead Heath Assistant Director and Superintendent, Bill LoSasso bill.losasso@cityoflondon.gov.uk	19.02.24			
Businesses Cllr Stephen Stark, head of NW3 Business Group	20.02.24			

Name of organisation	Email address	Confirmation	Date sent	Response	Action taken
Mayor of London/ Greater London Authority	planningsupport@london.gov.uk				
LPAs adjoining area of borough	forward.planning@barnet.gov.uk ldf@brent.gov.uk planningpolicy@islington.gov.uk ldf@haringey.gov.uk planningpolicy@westminster.gov.uk	Your email has been forwarded to planningstrateg	19.02.24		

	plans@cityoflondon.gov.uk	y@brent.gov.uk . Westminster: Thank you for your email to the Planning Policy team. Thank you for your email to the Planning policy team at Islington Council.			
The Coal Authority	planningconsultation@coal.gov.uk	Thank you for contacting the Planning and Development team at the Coal Authority. If your email relates to a statutory consultation we will provide comments within 21 days in England and Wales, and 14 days in Scotland, unless you have specified otherwise.	19.02.24		

Homes and Communities Agency	enquiries@homesengland.gov.uk	Thank you for contacting the Homes England Enquiries team.	19.02.24		
Natural England	consultations@NaturalEngland.org.uk				
The Environment Agency	HNL SustainablePlaces@environment-agency.gov.uk				
Historic England	LondonPlanningPolicy@HistoricEngland.org.uk				
Network Rail	townplanningse@networkrail.co.uk				
Highways England	PlanningSE@highwaysengland.co.uk	<p>Thank you for contacting the National Highways South East Spatial Planning Team. This mailbox is routinely monitored during office hours.</p> <p>We will respond to you within 21 Calendar days unless our response is subject to</p>	19.02.24	We note this consultation relates to the draft revised neighbourhood plan and welcome any policies which may off-set strategic car journeys that could otherwise travel on the SRN (Strategic Road Network). Since the proposed revisions are	No action needed

		statutory requirements.		unlikely to have material impacts on the SRN, we do not have comments on the draft revised plan.	
Marine Management Organisation	consultations.mmo@marinemanagement.org.uk	Thank you for including the Marine Management Organisation (MMO) in your recent consultation submission. The MMO will review your document and respond to you directly should a bespoke response be required. If you do not receive a bespoke response from us within your deadline, please	19.02.24		

		consider the following information as the MMO's formal response.			
Mobile Operators	info@mobileuk.org				
NHS London Healthy Urban Development Unit	hudu@hudu.org.uk				
Gas and electric	nationalgrid.uk@avisonyoung.com Joe.Ash@ukpowernetworks.co.uk				
Thames Water (water and sewerage)	chris.colloff@thameswater.co.uk				

Appendix 6

Camden's responses to Reg 14 consultation and Forum's subsequent actions

Cover email from Andrew Triggs, Camden Council, 13 March 2024

Regulation 14 response

I have attached LB Camden comments on the Regulation 14 Local Plan. I hope they are self-explanatory but please let me know if anything is not clear.

We have received responses to the SEA from 2 of the 3 consultation bodies. I'm awaiting a reply from Natural England and will send out a reminder. The consultation bodies are asked to comment no later than 22nd March.

Questions about status of Strategic Sites and general conformity with Camden and London Plan policies

We note that the NP includes "Strategic sites" on page 88. The text already cross references the role of the Camden Site Allocations and describes the information about these sites as "guidance". In general, we are satisfied with the approach and consider that the status of this element of the Plan is clear: this matter is also central to our determination that a full SEA (Strategic Environmental Assessment) is not required for the draft revised plan. To be absolutely certain, we suggest the following amendments are made:

Camden's ~~draft site allocation plan~~ Draft New Local Plan includes two locations in the Plan area: Queen Mary's House on East Heath Road (Policy N3) and the Royal Mail Hampstead Delivery Office in Shepherd's Walk (Policy N4). This Neighbourhood Plan does not make site allocations, however in the event either of these sites comes forward for development, the Plan offers the following guidance for development or improvement of the sites.

The amendment also recognises that Camden's Site Allocations are now being incorporated into the emerging new Local Plan (and therefore will no longer be included in a standalone document).

On general conformity with the Camden Local Plan and London Plan: we are aware that the Examiner for the revised draft Neighbourhood Plan will formally ask the Council for its opinion on this matter as part of their assessment of whether the Plan meets the Basic Conditions.

In our attached comments on the Regulation 14 draft, we have identified where the Neighbourhood Plan could give rise to a conformity issue were no amendments to be made. In particular, we have queried elements regarding the Biodiversity Net Gain policy and new text relating to basement development.

The Council is committed to work with the Forum on an ongoing basis to identify any issues concerning conformity with the adopted development plan and advise on the relationship with the Draft New Local Plan) and is happy to comment on any further draft material prior to the Plan being sent to the Council for the next consultation stage [The Council is required to lead the consultation arrangements for this 'Publicity stage'].

Equality Impact Assessment (EqIA)

I am also undertaking an EqIA of the Regulation 14 Plan and will aim to share this with you before the Easter break at the latest.

Regards

Andrew Triggs
Principal Planner
London Borough of Camden
Tel: 020 7974 8988

Comments on revised draft Hampstead Neighbourhood Plan (Regulation 14)

Ref.	Comment	Forum response
Page 25, Policy DH3	Ideally the introduction would also be expressed more strongly, e.g. 'Development should prioritise retention and refurbishment in accordance with circular economy principles.'	Done
Policy DH3 (1)	<p>Minor rewording is suggested to increase clarity, track changes below:</p> <p>Retrofitting Existing Buildings The Plan supports <u>circular economy principles: reuse and refurbishment in preference to demolition and new construction. 1.</u></p> <p>Retrofitting Existing Buildings - The Plan supports retrofitting existing buildings over new build <u>by</u>. a. The Plan encourages sensitive retrofitting of energy efficiency measures and the use of micro renewables. This includes, including the retrofitting of listed buildings, where it is sited and designed to minimise impact on amenity <u>and</u> does not result in <u>the</u> loss of historic fabric or otherwise affect the significance of the building <u>or its setting</u> harm the character of the area.</p> <p>b. In retrofitting, the Plan encourages the uUse of low embodied energy materials and technologies, such as timber, timber projects, lime, etc.</p>	Done
Policy DH3 (2)	"Net zero carbon development": the term should be explained in the supporting text, e.g. 'Development which reduces greenhouse gas emissions through minimising both annual and peak energy demand by following the steps of the Energy Hierarchy. This should be at least equal to targets set out in the London Plan or Local Plan (whichever is the most recent)' [Source: London Councils low carbon toolkit]	Done
Policy DH3 (3)	<p>"Sustainable Materials and Practices – The Plan encourages the use of sustainable and local materials and water efficiency."</p> <p>Rewording suggested to make clear that applicants will be expected (rather than encouraged) to undertake all of these where feasible. This brings the approach in line with what the Council is seeking to achieve through its planning policies.</p> <p>'Sustainable Materials and Practices – The Plan encourages <u>expects</u> the use of sustainable and local materials where feasible and water efficiency <u>measures</u> <u>through</u>:</p>	Done

	<p>a. Construction should prioritise the use of <u>Prioritising</u> sustainable materials such as (e.g. reused, recycled and sustainably managed), minimising the to <u>minimise</u> the carbon footprint associated with transportation and following responsible sourcing practices.</p> <p>b. Major new build should include a whole-life carbon assessment.</p> <p>c. The Plan requires development to maintain, restore, and where possible, <u>Maintaining, restoring, and where possible,</u> increase permeable surface areas. Applicants should slow water run-off, using a sustainable drainage system where appropriate, such as attenuation tanks.</p> <p>d. <u>Aiming to</u> exceed Camden's <u>Local Plan</u> requirements to be water efficient by inclusion of measures such as grey-water recycling, permeable paving, and drought-resistant landscaping and The use of rainwater harvesting will be expected where feasible rainwater harvesting.'</p>	
<p>Page 26, para. 3.33</p>	<p>"Planning applications for new build should be supported by comprehensive thermal analysis and modelling and, where appropriate, by a whole life carbon assessment."</p> <p>The policy doesn't seem to refer to the risk of overheating, i.e. "comprehensive thermal analysis", which is already addressed in the Local Plan; therefore this sentence could simply say: 'Planning applications for new build should be supported by comprehensive thermal analysis and modelling and, where appropriate, by a whole life carbon assessment'.</p> <p>You could also cross-reference London Councils Low Carbon Development toolkit which provides more detail on how developers can reduce the carbon intensity of their schemes: Low Carbon Development London Councils and clarify that Whole Life Carbon Assessments will be required in line with the Local Plan and relevant Camden planning guidance.</p>	<p>Done</p>
<p>Page 35, Policy NE1</p>	<p>The policy could be stronger by making the bullets something schemes will be expected (rather than encourage). This brings the approach in line with what the Council is seeking to achieve through its planning policies.</p> <p>BNG has started to be implemented nationally in line with particular set of requirements. Its operation is limited to certain "small sites" and major developments (and many of these in Camden are not likely to qualify for</p>	<p>Done</p>

	<p>BNG). The national scheme operates by use of a statutory biodiversity metric calculation tool to</p>	
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measure biodiversity “units”, providing a way of understanding the current baseline and potential for enhancement.

The now published national guidance says that this calculation should be undertaken by a “competent person” (typically a qualified ecologist) and the Council as the local planning authority is required to review the calculations for individual schemes. Extending a very new set of procedures (with very limited evidence of their application and effect) to many more and smaller schemes, which the national scheme has already deemed should not be in scope, is likely to be onerous both for householders and the Council and is also likely to require locally specific viability evidence to justify the approach.

Notwithstanding this, we recognise that schemes below the national thresholds do provide an opportunity to deliver enhancement and the benefits could potentially be significant at a cumulative/landscape scale. It is reasonable therefore for the Neighbourhood Plan to seek gains/enhancements in biodiversity value but we suggest the gain should not be expressed as a precise target (because this will not be formally measured and verified).

The following changes to the text are recommended:

~~‘The Plan supports development that provides 40% net gains for biodiversity, including using the following methods. The following should be included as part of the design of the scheme where feasible:~~

- 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. ~~Using~~ Living green roofs and walls ~~on new development such as extensions and garden rooms~~
- 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. ~~Protecting or enhancing~~ 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.'	
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Pages 47 and 49	<p>The text contradicts itself on the value of basement construction: Para. 5.3 says: “Basement extensions can provide an opportunity to add space to homes in parts of the borough” whereas Para. 5.9 observes: “Creating extra footage through basement development does not support the Plan’s Policy HC1 of maintaining a reasonable balance of both large and small dwelling units.”</p> <p>The Council considers that basement development can be acceptable provided the impacts are acceptably managed.</p>	Have deleted 5.9
Page 49, para. 5.10	“Basement construction, because it involves the severing of roots, can be damaging to trees, especially veteran trees”: we suggest changing “because” to ‘when’ because not all basement developments involve the severing of tree roots	Done
Page 50	“eroding fines as it goes before entering the sewer system” – what are fines?	Have added in parathesis: silts and anything 'fine' - very small particles that can get eroded from coarser materials/ground
Page 51, para. 5.11	The referencing here does not seem to match what appears in the final adopted Local Plan. Suggest minor amendments as follows: “As a result of the conditions found in Hampstead, as noted in Camden Local Plan 6.132, basements in Hampstead may pose a particular risk to neighbouring properties and require close investigations, as required by Policy A5 of the Local Borough of Camden Local Plan and its supporting Camden Planning Guidance - Basements, to ensure that risks can be identified and damage mitigated at the planning stage.	Done
Page 52, para. 5.12	<p>Change suggested: “who have proven experience in basement <u>design or construction</u>” – there is no requirement for these professionals involved in the preparation of the planning application to have experience of construction, basement design will often be sufficient</p> <p>CPG4 is now called CPG: Basements</p>	Have removed phrase: who have proven experience of construction

<p>Page 53, para. 5.13 (b)</p>	<p>“All rainwater data submitted by the applicant must be based on real site-based data and must be linked to maxima and minima of rainwater cycle of the area as well as to associated bore hole” – this sentence seems to repeat what is expected in (b): “automatic log water measurements recorder may need to be left activated in the boreholes over a sustained period of contrasting rain cycles” Is it necessary to include this? It seems to imply that the applicant will need to install a weather station to assess site-specific rainwater patterns.</p>	<p>Have removed: “All rainwater data submitted by the applicant must be based on real site-based data and must be linked to maxima and minima of rainwater cycle of the area as well as to associated bore hole.”</p>
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<p>Page 53, para. 5.13 (d)</p>	<p>“This should include details of the structure and foundations of the existing building and neighbouring properties”:</p> <p>We note the qualification that these matters should be considered “where appropriate” and that the “additional steps” are something to be encouraged, however we wanted to make the Forum aware that applicants for basement development are not able to compel neighbours to expose foundations.</p> <p>Where information about foundations is not available/forthcoming, the engineer preparing the BIA will need to make conservative assumptions, e.g. as part of the structural assessment, it may be assumed that the foundations are shallow; in the case of groundwater flow, it may be prudent to assume that the foundations are deep and therefore likely to obstruct the flow of water. Use of these conservative assumptions can be triggered from a site visit or by through reference to local planning records: e.g. do the neighbouring properties have cellars/basements?; what planning consents exist for basement development nearby?</p> <p>We suggest the following change: ‘An assessment of current ground and geology conditions, topography and groundwater levels. This should include details of the structure and foundations of the existing building and neighbouring properties. <u>The BIA should identify the structure and foundations of the existing building and of neighbouring properties where possible. Where there is uncertainty about the presence of subterranean development or insufficient data about building foundations, the applicant must make conservative assumptions when considering matters such as structural stability and groundwater flows.</u>’</p>	<p>Done</p>
<p>Page 53, para. 5.13 (i)_</p>	<p>For clarity, suggest minor change as a positive pumped device does not prevent sewer flooding:</p> <p>In order to protect against sewer flooding <u>from flooding if the sewer becomes full</u>, Thames Water recommends the installation of a positive pumping device. This should be installed in each new basement development unless a strong case for alternative measures can be made.</p>	<p>Done</p>
<p>Page 53, para. 5.13 (k)</p>	<p>“The independent auditor should visit all sites for new basements.” This is not necessary for all basement schemes as in some cases desk-based verification is sufficient. It would impose an unnecessary cost on the Council and applicants to introduce this for every basement. We suggest this is deleted.</p>	<p>Have removed “the independent auditor should visit all sites of new basements” and</p>

		added: "The team preparing the BIA should always visit the site of a proposed excavation."
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	<p>However, we agree that the team preparing the BIA should always visit the site of a proposed excavation: it will often be evident in the BIA where there is insufficient information about site conditions. As part of the independent auditor's role, they will seek to identify such 'gaps' in data and ensure that appropriate site investigation is undertaken.</p>	
<p>Page 54, para. 5.14</p>	<p>"When the proposed development involves excavation or construction that if improperly undertaken could cause damage to neighbouring properties, then a basement construction plan will be required."</p> <p>I appreciate this appears in the existing Neighbourhood Plan but it would be helpful if this introduction clarified why and in what circumstances a BCP is required. Para. 6.127 of the adopted Local Plan says: "Basement Construction Plans may be required when a Basement Impact Assessment shows acceptable estimated effects but a particular construction methodology needs to be applied to ensure there is no damage to neighbouring properties". BCPs are used in cases involving larger and complex basement schemes and where excavation is close to neighbouring buildings and structures or involve listed buildings.</p>	<p>Have removed this sentence: "When the proposed development involves excavation or construction that if improperly undertaken could cause damage to neighbouring properties, then a basement construction plan will be required."</p>
<p>Page 54, Policy BA2 (3)</p>	<p>"Applicants must demonstrate that they are using the best available construction methodology to minimise damage to neighbouring properties, considering site-specific conditions."</p> <p>It is not clear if this imposes an additional obligation over and above existing policy and therefore ambiguous (contrary to paragraph 16 of the NPPF): the Council/Local Plan expects applicants to minimise harm in accordance with the Burland Scale: there isn't a preference for a particular construction methodology. The "best" is likely to be one that can demonstrate that the scheme poses a risk of damage to neighbouring properties no higher than Burland Scale 1 'very slight'; this is what the independent auditor will expect when advising on the suitability of the construction methodology.</p>	<p>Re-written to say; Applicants must demonstrate that they are using a construction methodology that considers site-specific conditions, and will pose a risk of damage to neighbouring properties no higher than Burland Scale 1 'very slight'.</p>

Para. 5.16	“equivalent to RIBA stage D”: this is now RIBA Stage 4, RIBA Plan of Work 2020	Done
Para. 5.18	“During consideration of any basement construction plan, the Plan recommends that Camden fully disclose all relevant information with the neighbours and their experts with sufficient time to comment”:	Removed

	<p>Prior to planning permission being granted for a proposed scheme, there will be local publicity about emerging basement proposals, allowing potential issues to be raised with the Council, which can then be considered in detail as part of the Basement Impact Assessment or Basement Construction Plan. Our planning policies and guidance make clear that applicants should engage with neighbours; doing so avoids the risk of delay and disruption to the construction programme or likelihood of disputes. Where BCP is required by the Council, the submitted document will be made available online.</p> <p>The text in para. 5.18 creates a (potentially unlimited) amount of additional consultation by introducing an iterative process for matters that have already been agreed between the applicant and the Council, i.e. the Council (and independent auditor) will have considered the applicant's proposed method statement when the BCP is submitted. We consider that on balance engagement with neighbours operates on a proportionate basis and it is not necessary for this to be extended and therefore suggest this paragraph is removed.</p>	
Para. 5.20	<p>"Should the movement and vibration monitoring exceed levels set out in the construction management plan, then action must be taken immediately to reduce the movement to appropriate levels. If significantly higher, then all work must stop until appropriate evaluation, building support and shoring up of neighbours has been undertaken.</p> <p>We agree that movement and vibration monitoring are matters that may require monitoring over the construction programme. However, this paragraph relates more to potential enforcement measures rather than something that a planning policy/ the development plan should address. As mentioned, the Local Plan sets out the level of damage to properties deemed acceptable by reference to the Burland Scale. Para. 5.20 seems to deal with (exceptional) instances of construction companies acting irresponsibly and in ignorance of industry norms</p>	Removed

	<p>or what they have committed to do through the BIA/BCP: it is unlikely that text in a development plan document will be effective in eliminating this type of risk.</p>	
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Appendix 7

Responses to Google survey of residents and emailed responses

March 2024 Survey results – 156 responses

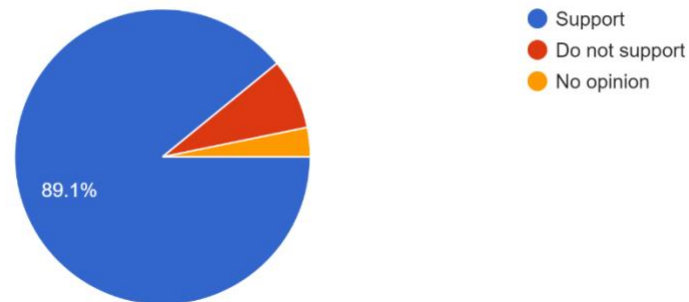
Question 1:

We have added a new policy on sustainable development that:

- *Prioritises retrofitting over new building*
- *Calls for development to meet the highest environmental and energy efficiency standards, while not damaging Hampstead's heritage and character.*
- *Supports the use of sustainable materials as well as practices such as water efficiency*

Do you support this policy?

156 responses



Comments	Response/action noted if applicable
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<p>Emphasis on Retrofitting vs. New Build:</p> <ol style="list-style-type: none"> 1. "Too much emphasis on retrofitting. New build can be attractive." 2. "The retro fitting of buildings is not always the best option. If the building cannot be retrofitted efficiently with good results for the environment, then new build is better." 	<p>The Plan does allow for demolition and building new in cases where the building to be demolished is considered negative to the conservation area and where demolition has been justified in line with the Camden Local Plan.</p> <p>The draft Local Plan also prioritises retrofitting over new build</p>
<p>Climate Crisis Belief:</p> <ol style="list-style-type: none"> 1. "I do not believe there is a climate crisis." 	
<p>Heritage and Character Preservation:</p> <ol style="list-style-type: none"> 1. "Hampstead owes its popularity based upon its Heritage which includes the Heath and its Architecture." 2. "It is important." 3. "The historical standards do not need to be relaxed a little. They need to be relaxed a LOT." 4. "Maintaining the elegance of Hampstead is what's important." 	<p>The Plan strives for a balanced approach: supporting sustainable development that does not result in loss of historic fabric or otherwise affect the significance of the building or harm the character of the area. There are many cases of even GI listed properties that have been retrofitted to run sustainably, including many cathedrals and stately homes.</p>

<p>5. "I would like to see classical and heritage buildings retained."</p>	
<p>Support for Sustainable Development:</p> <ol style="list-style-type: none"> 1. "Very important that the HNF policies support sustainable development wherever possible." 2. "It addresses vital changes that need to be made to protect our environment locally and generally; it's very necessary." 3. "Fully support." 4. "Wholehearted support." 5. "I think this new emphasis on prioritizing retrofitting and achieving the highest environmental and energy efficiency is extremely important and the only responsible thing to do in this age of climate crisis." 	
<p>Practicality and Cost Considerations:</p> <ol style="list-style-type: none"> 1. "The cost component is a substantial consideration." 	<p>The Plan supports the 'whole house' approach, which balances the cost versus effectiveness of a range of interventions. Some interventions will be more cost effective than others.</p>

<p>2. "Enforcement of policy must be balanced alongside practicalities and costs."</p>	<p>Clear and effective policies are the easiest to enforce.</p>
<p>Specific Policy Recommendations:</p> <p>1. "To make a real difference, we need good information on whether and where we can put solar panels, and some guidance (and recommended companies) for heat pumps."</p> <p>2. "Remove the requirement for planning permission for heat pumps."</p> <p>1. There is no mention of regulations in respect of the recommendation to install Heat Pumps (DH3. para. 3.30).</p> <p>2. The Council Planning Department approval process uses a procedure and assessment report which relates solely to atmospheric noise transmission. Whilst the council's literature elsewhere mentions "Noise and vibration" this procedure does not take into account the possibility of vibration being transmitted and of associated remote noise being generated. This should be included in the assessment report.</p>	<p>The Forum is considering how it can help disseminate information about sustainable construction and planning. The workshop at the AGM is one of its efforts.</p> <p>The government is considering relaxing permitted development for heat pumps.</p> <p>Regulations and Heat Pumps: Planning documents typically focus on land use, development principles, and broader policy objectives rather than detailed technical specifications or regulations. Specific technical guidance on installations like heat pumps is usually provided by building codes, industry standards, or separate technical manuals to ensure compliance with safety and performance requirements.</p> <p>While technical details such as equipment specifications and noise/vibration reduction measures are crucial for ensuring sustainable and efficient installations, these specifics are</p>

<p>3. The terms of reference for the assessment should include a precise specification of each item of equipment and the associated installation with the individual item contribution to noise and to vibration reduction.</p> <p>Example items.</p> <ul style="list-style-type: none"> Compatibility of heat pump acoustic cover and vibration mountings. Foundation plinth. Size, weight required. Extend the noise/vibration impact estimate to 360 degrees. <p>4. Camden council should combine with other London councils to develop procedures which guarantee acceptable maximum noise and vibration from all installations given the planned universal installation of heat-pumps.</p> <p>The present requirements and the planning process's ability to ensure satisfactory installations appears inadequate.</p> <p>The introduction of a detailed and comprehensive standard, properly regulated, should help to improve the products and installations and should</p>	<p>usually part of the detailed design and construction phase rather than the initial planning policy. The focus of planning documents is to set out broad principles and objectives for development rather than detailed technical requirements.</p> <p>Collaborative efforts among councils to develop standardized procedures for noise and vibration control from heat pump installations are valuable initiatives. However, these detailed technical standards are typically developed separately from planning policies to ensure they can be updated and adapted based on evolving technologies and best practices.</p> <p>The UK government is considering expanding the permitted development that would remove the requirement for a heat pump to be at least 1m away from the property boundary, increase the current limit on the size that heat pump units, and allow more than one heat pump for detached properties and flats. Already, planning permission for heat pumps is not required in many instances.</p>
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<p>also improve acceptance in the community.</p> <p>As these developments are new and few in number, the completed installations should be checked for adherence to all the claims and estimates made in the planning application until the system is proved to be reliable.</p> <p>Serious thought and some regulation is essential before introducing requirements or even encouragement to use heat pumps in an area of dense housing. Whilst I fully support their introduction, if this is done without extreme care, it could turn the lives of some living in houses in multiple occupation into a nightmare. In most cases, there is nothing to prevent the installation of a noisy heat pump in a place which is close to the bedroom of another resident. I am looking for a flat at present and have already had to turn down a wonderful prospect on the grounds that there would be nothing to prevent the installation of a heat pump outside a ground floor bedroom window</p> <p>I just mentioned that there are more and more LCD screens on the High Street, which are completely antithetical to Hampstead's spirit and character. I hope that</p>	<p>LCD screens: we have added policy wording to EC2 that would discourage LCD screens in shop windows.</p>
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<p>we can do something to prevent them for proliferating.</p>	
<p>Concerns about Implementation:</p> <ol style="list-style-type: none">1. "While this policy is admirable, it is not realistic."2. "It's yet another example how money overshadows the best of intentions."	<p>The draft Camden Local Plan contains similar policies.</p>
<p>Miscellaneous Comments:</p> <ol style="list-style-type: none">1. "No more cycle lanes installed. More electric bays. Using existing buildings is the way to go."2. "No comment."	

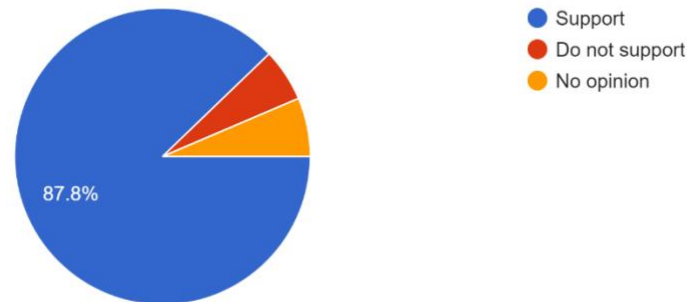
Question 2

We have added a new policy that:

- encourages speedier construction through efficient building methods
- requires contractors to minimise noise and disruption to neighbours, and to engage with neighbours during construction
- requires participation in the considerate constructors' scheme for longer projects
- limits the size of construction vehicles

Do you support the considerate construction policy?

156 responses



Comments	Response/action taken if applicable
<p>Noise and Disruption Mitigation:</p> <p>1. "Should include considerations on particulate matter, use of environmentally friendly materials, thorough evaluation re. the removal of old trees."</p>	<p>Use of sustainable materials is supported in D3.</p> <p>Requiring compensation for damage is not possible in a neighbourhood plan.</p> <p>The Plan restricts the size of construction vehicles permitted.</p>

<ol style="list-style-type: none"> 2. "Contractors and Delivery vehicles who damage Resident's property must be required to accept liability and make good such damage or pay compensation accordingly." 3. "Key for me is appropriately sized construction vehicles." 4. "Doesn't go far enough. Stop any noisy work on Sat morning, and no work at all before Sat 9 am." 	<p>In 5.26, the Plan prohibits work on basements on Saturdays, Sundays and holidays and restricts the hours of noisy work during the week.</p>
<p>Categories of Responses Regarding the Considerate Construction Policy</p> <ol style="list-style-type: none"> 5. "Less noise and dust very welcome. Also ban leaf blowers." 	<p>Banning leaf blowers is not possible in a neighbourhood plan.</p>
<p>Speed vs. Consideration:</p> <ol style="list-style-type: none"> 1. "This is internally contradictory: do it faster with smaller vehicles, more quietly and while soliciting opinions." 2. "I would rather have lengthier but better/more sustainable constructions, rather than quicker." 	<p>The condition of the roads is a key consideration. Many of Hampstead's roads are unsuitable for larger vehicles.</p>

<p>Enforcement and Practicality:</p> <ol style="list-style-type: none"> 1. "All nice on paper but without enforcement, it will depend on the contractors' willingness to listen." 2. "How will this be enforced? Minimizing noise - what does that actually mean in real terms?" 3. "How is it enforceable?" 	<p>Infractions can be reported to Camden.</p>
<p>Community Engagement:</p> <ol style="list-style-type: none"> 1. "Contractors for any sizeable piece of work should be required to consult and discuss in person with local residents before starting work." 2. "Both sides, neighbors and contractors need to cooperate for the good of getting the work done speedily." 	<p>Camden as part of the pre-application process encourages developers to present major development proposals to the local community before submitting a formal application.</p>
<p>Specific Policy Recommendations:</p> <ol style="list-style-type: none"> 1. "Make the use of blue brooms mandatory." 2. "Offer contractors permit-free parking for all EVs." 	<p>The Forum cannot offer permit-free parking for all EVs but can suggest this to Camden.</p>

<p>Concerns about Impact on Construction:</p> <ol style="list-style-type: none"> 1. "I support considerate construction, but am concerned that imposing this might raise the price people have to pay for essential building works." 2. "Builders are earning a living and paying taxes. Make it easier for them - not more difficult." 	<p>The Forum has considered the extra expense, hence the requirement to register would pertain only to longer, larger budget projects.</p>
<p>Support for Policy Implementation:</p> <ol style="list-style-type: none"> 1. "Fully supportive of this new policy." 2. "I am fully supportive of this new policy." 	
<p>Miscellaneous Comments:</p> <ol style="list-style-type: none"> 1. "Limiting size of vehicles and reducing noise are more vital than ever." 2. "All construction in the conservation area should be registered with considerate construction scheme." 	

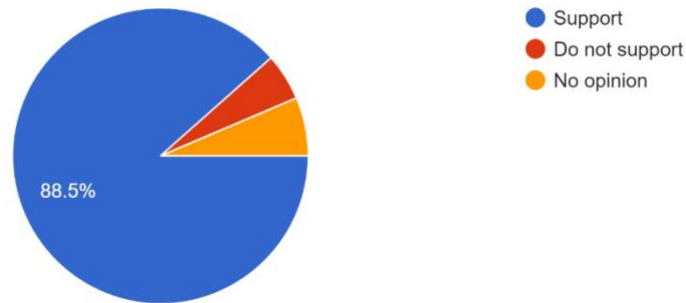
Question 3

We have added new policies supporting biodiversity and helping to mitigate climate change by:

- Supporting development that provides 10% net gains for biodiversity, by improving areas for living matter, using wildlife-friendly lighting and reducing the area of impermeable surfaces, including artificial grass.
- Supporting extensions that are subservient to the original footprint of the house, contribute positively to the character of the area and provide for 10% net gains for biodiversity.
- Linking the area's 'biodiversity corridors', which seek to facilitate the movement of wild life, into networks that provide opportunities for developers to pay attention to improving biodiversity.

Do you support the policy on improving biodiversity?

156 responses



Comments	Responses/action taken if applicable
<p>Clarity and Understanding:</p> <p>1. "What does 'subservient to the original footprint' mean? Be clearer."</p>	<p>'Subservient to the original footprint' is a well understood term by architects and planning authorities, though opinions will differ.</p>

<ol style="list-style-type: none"> 2. "It's not entirely clear what is meant by 'supporting extensions'; does this mean extensions that make up no more than 10% of the footprint of the main dwelling?" 3. "An extension is by definition exceeding the original footprint of the house, so what is meant by your proviso?" 	<p>The Plan will support extensions that meet the criteria and help mitigate the impact of the loss of garden by contributing to a 10% gain in biodiversity, perhaps by increasing planted areas, installing a green roof or through other means.</p> <p>The extension should be smaller than the footprint of the house, or 'subservient to'.</p>
<p>Practical Implementation and Monitoring:</p> <ol style="list-style-type: none"> 1. "How will this be monitored?" 2. "Who is deciding where the biodiversity corridors lie? Has this work already been done? If not, who is doing it?" 3. "How will this be enforced?" 	<p>Evidence and justification for the biodiversity corridors can be found in detail in the appendix to the Plan. Most of the corridors are already set forth in the existing Plan.</p> <p>When a planning application is submitted, its impact on biodiversity corridors will be considered by the Planning Authority in making a determination.</p>
<p>Community Engagement and Awareness:</p> <ol style="list-style-type: none"> 1. "Should consider an education plan for the public to raise awareness." 2. "I fully support this policy and I think we need to raise awareness" 	<p>This is an excellent idea and one that the Forum hopes to pursue. A very successful project has been conducted in local schools. See the consultation document for more details.</p>

<p>of these issues in the community."</p>	
<p>Specific Recommendations and Concerns:</p> <ol style="list-style-type: none"> 1. "New builds and large projects should be required to include green roofs, green walls, and/or solar & heat pumps." 2. "The biggest blow to diversity/green space from private houses is people paving over front gardens." 3. "Tree Replacement: Currently trees are being felled on a regular basis in Hampstead." 	<p>We hope our new policies address these suggestions.</p>
<p>Support and Importance:</p> <ol style="list-style-type: none"> 1. "This is very important for the future of our planet." 2. "Hoping the target of 10% will materially increase in the near term." 3. "There is so much potential in the area for increased biodiversity and the extension of biodiversity corridors." 	<p>As mentioned above, extensions may result in loss of garden space but other gains could be made through the installation of green roofs, the removal of hard landscaping, the increased use of soft landscaping, bat boxes, etc.</p>

<p>Mixed Reactions:</p> <ol style="list-style-type: none">1. "I cannot see how extensions can provide net gains for biodiversity."2. "Raingardens should not be a part of this policy."	
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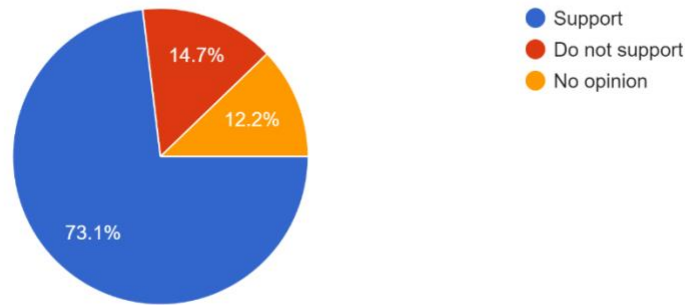
Question 4

Resisting the loss of retail space to residential

A new policy would resist the loss of retail and business premises (Class E) to residential occupation unless it can be shown that there is a long history of vacancy.

Do you support this policy?

156 responses



Comments	Responses/action taken if applicable
<p>1. Market Forces/Economic Realities</p> <p>"This has to be left to market forces. If shops cannot be sustained, then use premises as housing instead."</p>	<p>Residential development often brings greater returns than commercial development but at a long-term cost to the health of High Streets, according to research. This is why Camden has applied for an Article 4 Direction to withdraw permitted development in key shopping area that would allow the change of use from commercial (Class E) to residential.</p>

<p>"The high street is dead and we might as well accept it."</p> <p>"Retail is flourishing online. There is a housing crisis and we need to provide secure long-term accommodation far more than we need yet another bakery/coffee shop/clothes shop."</p>	<p>The Forum's monitoring of departing and arriving businesses in Hampstead does not support the contention that the high street is dead.</p>
<p>Supporting Local Businesses</p> <p>"Return to Traditional Use: Retail and business premises should be returned to how they were once used, as living in/shop premises, encouraging local productivity and housing."</p> <p>"We need to support businesses by putting rent control in place—a lot of small businesses cannot afford the area."</p> <p>"I support this new policy to resist the loss of retail and business premises. We need</p>	<p>Rates and rents are not covered by planning law.</p>

<p>to keep Hampstead shops for everyone."</p>	
<p>Community Needs</p> <p>"Could the public have an input on what kind of shops we actually need in the area? Rather than simply opening the nail studio?"</p> <p>"There is a need for public/social housing. But stop commercial developments of expensive private flats that don't serve the community."</p>	<p>Change of use within the same business class is permitted development.</p> <p>The Plan addresses housing needs in HC1. For example: Except in exceptional circumstances, housing proposals will not be supported which would result in the loss of small self-contained dwellings, either studio or 1 or 2 bedrooms, in conversions.</p>
<p>Shop Maintenance/Appearance</p> <p>"Unfortunately, the past few years have seen businesses not taking care of shop fronts and pavement areas around them tend to be very dirty and unkempt resulting in a neighborhood swarming with rats and foxes going through rubbish left by shops."</p>	<p>Many commercial properties, just like some houses, are left empty for reasons unknown. Planning law cannot force owners to fill empty shops or properties.</p>

<p>"I would not like to see shops empty for extended periods of time, waiting for the economy to wake up or for the right to redevelop for residential to be granted."</p>	
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Question 5

A Vision for Strategic sites

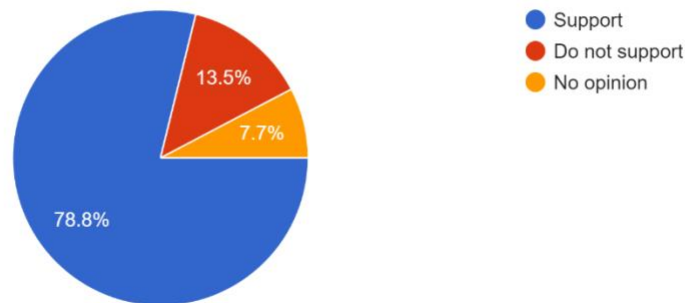
Camden has identified Queen Mary's House (near Whitestone Pond) and the Royal Mail Hampstead Delivery Office on Shepherds Walk as sites for future development.

The new draft Plan sets forth a vision that could help guide future development, should it take place. For example, the vision expects any development to consider the low-rise nature of the existing Queen Mary's site and the importance of surrounding views. It expects development to continue to provide affordable housing, and encourages retrofitting rather than new build where possible.

Regarding the Delivery Office site, the vision suggests that the site could meet both the housing mix policies of the Hampstead and Camden plans by providing vibrant live/work units to replace many traditional workshops and studios that have been lost through the re-development of Hampstead.

Do you support this vision?

156 responses



****Concerns about Closing the Delivery Office:****

1. What would happen to the Delivery Office? It is a key infrastructure for the community. I do not support the closing of the delivery office as it's useful and I use it often.
2. Why earmark the Delivery Office for workspaces? Why not give priority to housing? Just build council houses like in the old days.
3. I agree in relation to property such as the Queen Mary House but in the case of the Royal Mail Sorting - Delivery Office, they must have another location close to the business centre to service the needs of the public.
4. No, would need to dig deeper into details to form an opinion either way. Don't want to lose the sorting/delivery office. Should remain as housing/residency for the elderly, disabled, and vulnerable members of the community.

Camden already has identified both locations in the strategic sites plan. The purpose of the vision is simply to guide Camden should these sites be redeveloped.

The idea of live/work/housing spaces is to provide replace the sort of shared workshop/living space that was once common in Hampstead and supported many artisans and small business owners.

****Affordability and Housing Mix:****

5. I am not in support of offering affordable housing in such a prime location. Also, provide an alternative as to where we will have sufficient facilities for our postal collections in close proximity to our residents in Hampstead.

6. I do not think that a new development in the Queen Mary's site should be overly restricted in terms of height to protect existing views.

7. Low rise essential to the look and feel of Hampstead but no more hideous Firecrest type developments PLEASE.

8. Avoid high rise and focus on affordability. That development is currently costing so much to keep running. Refurnish into flats would be a great idea as off street parking.

9. The Queen Mary's site development should be no taller than the existing buildings.

The Plan would support a low-rise development, preferably one retaining most of the existing buildings.

Camden would expect the provision of housing on the site to meet its housing criteria set forth in the Local Plan.

Queen Mary's has some low-income housing on-site but it has not been used for nurses' accommodation for many years.

<p>10. Queen Mary's house is currently accommodation for Royal Free nurses. I don't think it should be redeveloped. 'Affordable housing' in Hampstead is not affordable for most people (given the way it is defined). So those people currently residing at Queen Mary house will be rehoused a long way away.</p>	
<p>**Environmental Considerations:**</p> <p>11. Again, should require insulation, heat pumps, solar & greening.</p> <p>12. These sites should not just be retrofitted, but it is critical that they have micro-generation (solar, heat pumps), strip out ALL GAS (no gas boiler, gas job), and are sufficiently insulated. ALL NEW housing projects in Hampstead/ Camden should have this requirement.</p>	<p>The Plan would require the highest environmental standards in the renovation of the site.</p>
<p>**Community Services and Infrastructure:**</p> <p>13. We need to keep services such as the post office. There are virtually no banks left, and for some people, it's a problem. I fully agree with the need to</p>	<p>The Plan identifies the Post Office as an important community asset as well as all the local schools.</p>

<p>put the Saint Mary's buildings to good use, though.</p> <p>14. Would love a Christ Church Secondary School in the QM site, and 100% affordable housing for teachers and key workers at the RM site to mitigate the absurdity that is Novel House on New End.</p> <p>15. We need a police station in Hampstead, surely?</p>	
<p>**Cautious Optimism and Skepticism:**</p> <p>16. Sounds promising, but the cynic in me says profit will come first and these ideals will be compromised.</p> <p>17. Proposal too vague " suggests that the site could meet " etc. Need a better outcome than the potential overdevelopment of the Daleham Gardens plan for the block of flats. Not clear what will happen to the sorting office nor the nurses' accommodation if they are thrown out? So can't make a decision on this.</p> <p>18. Make the new properties attractive and maximize their value. The sale proceeds eventually come back to us,</p>	

<p>the taxpayer: you must provide maximum value from the properties.</p> <p>19. I do not trust Camden at all; I feel that retrofitting would be far better, as most new builds are just knocked. Any change should remain within keeping of the area.</p>	
<p>**Diverse and Vibrant Community:**</p> <p>20. Studios, workshops, should be encouraged.</p> <p>21. A rich mix of use class with key worker housing can only help make a thriving non-elitist community.</p> <p>22. I fully support this vision. I would also emphasize that new developments in Hampstead should also aim to improve pedestrian and cycling infrastructure on their boundaries.</p>	

Question 6

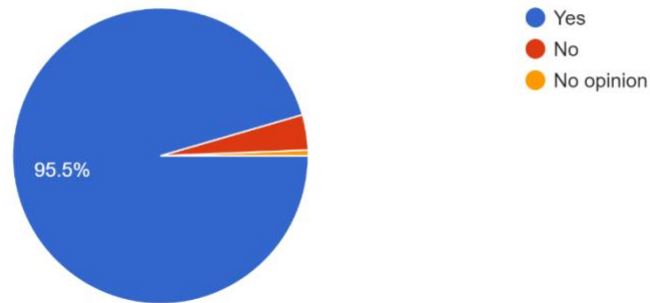
Our Vision for Hampstead

The vision statement that guided the original Plan continues to shape our new policies. The vision seeks to ensure that Hampstead is:

- Lively and contemporary, while safeguarding the fine heritage of streets and buildings.
- Promoting sustainability and energy efficiency, so as to mitigate and adapt to the climate emergency.
- Enduringly green, with the Heath, open spaces, trees and landscapes well protected.
- Safe and walkable, with good public transport and alternatives to use of cars.
- Business-friendly – to meet needs of residents, workers and visitors and back local enterprise.
- A community with good amenities, a sense of belonging and mutual support.

Do you agree these goals are still relevant?

156 responses



Harmless and Worthy Aims:	
1. Harmless and worthy aims. This is just common sense.	

<p>**Prioritization and Sustainability:**</p> <p>2. Yes, but we should stack rank them in terms of priority. I also believe that we should put sustainability and energy efficiency as a no 1 priority. We need proper waste and recycling clean up. The rubbish on the street ripped into by foxes is absolutely appalling.</p> <p>3. The first priority (and at the top) should be sustainability and energy efficiency.</p> <p>4. These sound like great goals. More to discourage cars, especially school runs AND 4x4s.</p> <p>5. All good notions but let's have some practical steps and help, especially on getting housing towards net zero.</p>	<p>Re-ranking the priorities is something we could consider.</p>
<p>**Public Transport and Tourist Impact:**</p> <p>6. These matters are important both to local business, tourists and residents. Has there been discussion regarding homes left unused by foreigners wishing to take advantage of sale future profits</p>	<p>Unfortunately, planning policy cannot address homes left unoccupied.</p> <p>Step-free access to the London Underground is of concern but outside the Plan's remit, though it is an issue the Forum could raise.</p>

<p>and restrictive tax in their countries of residence?</p> <p>7. The emphasis on 'good' public transport neglects to highlight the complete absence of any underground station with step-free access. This makes tube travel impossible for the relatively high proportion of older residents mentioned in para 8.7, as well as disabled and less able people of all ages and also people with babies or small children in buggies, prams, and pushchairs.</p>	
<p>**Walkability and Heritage Preservation:**</p> <p>8. Most important here are safe and walkable, and safeguarding heritage and of course the heath being protected. Everything on the list to be recommended.</p> <p>9. The goals of the vision seem desirable and reasonable. Much work is, of course, required on some, namely the final three, and especially walkability.</p>	<p>The Forum is concerned about road safety and walkability. Not all parts of the vision, though, can be addressed within the Plan.</p>

10. I feel that the ability to safely cross streets is my biggest concern in day-to-day Hampstead life, especially with a school-age child that would like to walk to and from school himself. Many logical crossings in Hampstead turn out not to really be crossings at all.

****Concerns about Motor Access:****

11. Hard to disagree with these broad laudable aims! However, I must speak out for the many older residents in our area. The trend is to encourage walking and cycling at the expense of having any motor access.

12. There are far too many big cars/SUVs on Hampstead's narrow streets. It affects safety and air quality as well as noise.

13. Add cycle lanes. They're pathetic and unsafe at the moment. Important to respect the right of residents to own and park a car.

14. Yes, but. It is very important that the Plan should not penalize residents' ownership of cars, either by further parking restrictions or additional route

<p>restrictions that create de-facto Low Traffic Neighbourhoods.</p>	
<p>**Community Engagement and Safety:**</p> <p>15. I feel that a partnership between local schools and the community should also be listed. Recently, I have had a couple of incidents of feeling unsafe around local school children, who, although directly across from school, had no boundaries or expectations on their behavior as representatives of the school.</p>	
<p>16. Sort out policing first.</p> <p>17. Please do not take away parking options. Belsize Park is now a no-go area for me because the parking bays have all been given over to cycle lanes. I never see a cyclist either! The shops must be suffering.</p> <p>18. However, you do not mention the lack of proper street bins everywhere, leading to embarrassing piles of litter bags and filth on the sidewalks; I refer</p>	<p>The Plan deals with the built environment; parking, policing, cycle lanes, rubbish collection, recycling schedules, fall outside the Plan's remit.</p>

<p>to Camden's lackadaisical street sanitation.</p> <p>Bins should not be left on pavements</p> <p>19. Make parking permits even more local. To discourage driving short distances. Ie. Different permit for South End Green and Hampstead High St.</p> <p>20. Many streets have inadequate street lighting that doesn't actually meet guidance for safe and more secure streets. We need more street lighting and more options, whether it is lighted bollards or street lamps. It is imperative to improve safety as poor lighting especially at night is not ideal in regard to falls, slipping, and crime reduction.</p>	
<p>**General Support and Suggestions:**</p> <p>21. I love living in Hampstead and I want more people to be able to live here. I would like the vision for Hampstead to include increasing the supply of housing to address the housing crisis and the climate crisis.</p> <p>22. The goals of the vision seem desirable and reasonable. Much work</p>	

is, of course, required on some, namely the final three, and especially walkability.

23. These are very good goals. Attracting too many people without adequate cleaning only makes Hampstead dirtier for residents. Further, the peaceful nature of Hampstead has been compromised by the additional visitors and there are too many cars.

24. Sadly a dream scenario - neighbor groups may support each other but not much else - that's the present reality.

water dispenser at South End green is a great idea but incredibly unsightly looking. Please have it updated to something that is not plastic and more high quality metal etc..

Electric car charging from homes across pavements is not ideal, and dangerous for those with poor sight. We need a mechanism for people to be able to get permission to put cables underneath the pavement.

****Concerns about Overregulation:****

25. These are very vague - they are not SMART targets in any way. I think it would be difficult to disagree with any of that vision - but trying to actually achieve anything under it is pretty meaningless.

26. We must, at the same time as supporting increased biodiversity and greening, support sustainable drainage design and rainwater harvesting. The beautiful plants of Hampstead require water, but it is time to focus on how we water them. Taking water from the mains should no longer be the first line option. We should be requiring developments to comment on their sustainable drainage design systems in relation to rainwater harvesting.

27. Amenities of residents: More focus and rigorous policies should be incorporated on protecting both the amenities and physical environment of residents during the construction process.

28. Cars are important to many residents who require them for a variety

The Vision guides the Forum in drafting planning policies that can shape the development of Hampstead over time.

Our sustainable development policy (D3) requires development to be water efficient: *The Plan welcomes proposals that exceed Camden's requirement to be water efficient by such measures as grey-water recycling, permeable paving, and drought-resistant landscaping. The use of rainwater harvesting will be expected where feasible.*

The aim of the considerate constructors policy is to protect the amenity of neighbours.

The claim that Westminster Council bans basements is not entirely accurate. While Westminster Council has implemented restrictions and regulations regarding basement conversions, such as limiting them to a single storey in most cases and introducing new construction codes to control their impact, there is no outright ban on basements. The council's approach involves considering each case individually and imposing restrictions to manage the construction of basements effectively, especially in

<p>of purposes which alternatives can't cater for.</p> <p>29. I oppose moves to ban cars when older and disabled residents depend on them. I think the balance towards cycle lanes is completely out of proportion and in any case the existing ones are seriously underused.</p> <p>30. I think it's a great vision, and it is hard to argue with any of the statements. We should all be proud to live in Hampstead, and the area needs to be protected as it is developed.</p> <p>31. It is far too wordy, far too long, well meaning but frankly despite what you say about its official status with Camden, it's Planning Officers are likely to either ignore or amend it. Camden should like Westminster BAN all new basement developments whatever the circumstances as crafty developers will always find a way round the regulations. Despite all the specifications about environment, building height and design, the Finchley Road O2 development has been waved through by Camden and the Mayor has apparently refused to call it in. Similarly the ghastly overheight tower block development around Bloomsbury, despite all the similar environmental and</p>	<p>response to concerns about excessive development and the impact of multi-storey basements on London homes. Therefore, it is more precise to state that Westminster Council regulates basement conversions rather than outright banning them.</p> <p>Unfortunately, enforcement falls outside of the Neighbourhood Plan but the Forum reports planning violations to the Camden Planning Enforcement Team. We follow up and keep a record of the outcome of our complaints.</p>
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height regulations AND in a Conservation area has been waved through by Camden Planners ruining the whole area around the British Museum which had been saved by local groups. I have written to both the MAyor and Michael Gove in the hope that they might call it in.

“Whilst the theoretical proposals - if implemented - are excellent, that is the big "IF". There are a number of examples very close to home which go against the spirit of the plan, e.g. in Keats Grove, one of the most important listed and attractive streets in the whole area.

At No. 4 "The Studio", the building has been empty and neglected for over a year, probably more. The metal fence to the street is bent and distorted, builders rubbish has been dumped and left in the front garden, the place is partially boarded up with paint peeling from the front door, and a semi-permanent hoarding partially blocks a view of what should be an attractive building. The whole has an air of neglect and abandonment.

Further down the road at No. 12B right opposite Keats House, much visited by tourists and one of our showpieces, the driveway is covered in mud, cranes and diggers working continuously, with one of the original- and attractive buildings demolished and all for the sake of some

developer with too much money and total lack of taste and sympathy to the surroundings. The original House stands empty and a fortune has been spent on erecting a high brick wall and gateway, the other end of which has been partially demolished to let in diggers etc. It is a scandal that such a mess should be permitted in one of the most important roads in Hampstead ruining the ambience of what should be a quiet and attractive street. How has this been allowed to happen?

Further up the road, at the junction with Downshuire Hill, an ugly green utility cabinet was erected some time ago, but instead of placing it against the wall, it is right on the edge of the pavement, making an obstruction. And just further on, what was a most attractive house (next to the Hopkins House) which had a unique glass-lit passageway from the street entrance to the main building has now been covered in a black shiny builders coating - I hate to think what is being done under this cover to yet again another unique building. Why, why is this allowed to happen with all the specifications, conditions and plans which Camden is supposed to supervise and implement."

Your plan specifying mini detail of mansard roofs, and suchlike is fine but the bigger

picture is lost in all these fine well meaning statements when it comes to Camden Planners and their ghastly Chair of the Planning Committee, Heather Johnson, who will always side with the developers if it comes to a close vote.

