

HAMPSTEAD NEIGHBOURHOOD FORUM

11 June 2018

Rob Tulloch
Planning Solutions Team
Camden Council

Dear Mr Tulloch,

Ref: 2015/4373/P, 13 Kemplay Road

I am objecting to the proposed revised plans for 13 Kemplay Road on behalf of the Hampstead Neighbourhood Forum.

Heritage

The revised application presents new modelling that fails to correct drawings presented in the previous application that misrepresented the impact that the proposal would have on the setting of the listed Rosslyn Hill Unitarian Chapel. The harm caused would be contrary to NPPF paragraphs 132-4, the Local Plan D2, the emerging Hampstead Neighbourhood Plan DH2 and the Hampstead Conservation Area Statement.

There is no public benefit of the proposal to outweigh the damage that it would inflict. The new modelling neglects entirely to show how the development would obscure the west aisle of the church from Kemplay Road.

The setting of the Chapel has been damaged by encroachment since its construction, most seriously by the construction of the seven social houses built in the 1950's. Even at this time, a gap was left so that the full width of the church could be viewed at least from one direction.

According to the HNP DH2: "Harm to a designated or non-designated heritage asset would include development that through its height, mass, profile or quality, obstructs or degrades that asset or its setting." The proposal would seriously impact this viewpoint and degrade the setting of the designated heritage asset.

Impact of new basement

The letter written on behalf of CRAC points out a number of issues in the application concerning the basement construction, particularly regarding deficiencies in the Basement Impact assessment, the impact on nearby trees and failure to adequately address the possible impact on flooding. We share these concerns.

Given the unresolved issues, we believe that Camden Council should refuse this application.

Sincerely,

Janine Griffis
Chair, Hampstead Neighbourhood Forum