

OBJECTION to 2023/1357/P Vacant site adjacent No1 Narcissus Road

Apologies for a nearly late response. We were waiting to see if the drawings for the all the proposed elevations would become available on the Camden website, then lost concentration, and today we see that they are still not available. That is, they are all solid black.

However from the drawings in the Planning Statement we think we have enough information to conclude that, after the consultation with the Camden Planning, the frontage has evolved into an excellent reflection of the surrounding building styles as required by Policy 2 , para vii of the Neighbourhood Plan, and paragraph A 12 page 19 of the Plan, except for the top storey whose mass, shape colour and material has not; specifically as the vertical frontage and flat roof do not fit with the rooflines of Narcissus Road and most other roads in the area. (see below for extracts from the Plan).

The figures 4 to 8, pages 17 and 18 in the Planning Statement show the pleasing evolution of style for the bulk of the façade, even hinting at a mansard structure for the top floor but not achieving the success of a mansard similar to, for instance, the recent development to 40-42 Mill Lane, with a sloping front wall and a slate colour (with perhaps a little more fenestration if desired).

Should it be possible to achieve something like this the NDF will immediately withdraw its objection.

EXTRACTS FROM THE NEIGHBOURHOOD PLAN

Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan , states:

All development shall be of a high quality of design, which complements and enhances the distinct local character and identity of Fortune Green and West Hampstead.

This shall be achieved by:

.....

vii. Extensions - and infill development - being in character and proportion with its context and setting, including the relationship to any adjoining properties.

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