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**From:** frank Harding [REDACTED]  
**Sent:** 02 March 2018 07:35  
**To:** Londonplan  
**Subject:** New draft London Plan

**Follow Up Flag:** Follow up  
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Sadiq Khan, Mayor of London  
The Greater London Council  
City Hall  
The Queen's Walk  
London SE1 2AA

2 March 2018

Dear Sir,

**The draft new London Plan**

I am writing to object to the draft new London Plan.

The plan will significantly weaken the planning protection given to Hampstead, with its historic conservation areas, open spaces (including Hampstead Heath) and unique character.

There are three policies in particular that I object to, on the basis that they are inconsistent with national planning policy.

First, Policy H2. This imposes a new “presumption in favour” of small-scale development of between 1 and 25 homes, including demolition and rebuild schemes, the upward extension of flats and residential extensions. This policy should not apply to conservation areas. Hampstead has suffered from numerous planning applications in recent years where developers have tried to demolish existing properties and replace them with completely inappropriate new housing within our conservation area, e.g. 28 Redington Road, 29 New End, 192 Haverstock Hill, 266-270 Finchley Road. New buildings on those sites would have been detrimental to the immediate neighbourhoods and not in accordance with national and local planning policy.

Weakening the protection given to our conservation areas will lead to more of these applications being approved, destroying over time the special character of Hampstead.

Secondly, Policy D8. This weakens existing policies on tall buildings. Tall buildings are completely inappropriate in Hampstead or the surrounding area. Planning permission has recently been granted for a 24 storey tower at 100 Avenue Road. This development is completely out of keeping with the area, will loom over our conservation areas, and in the short term result in an increase in construction traffic on our streets. The London Plan should not be supporting more tall towers as they cause a loss of light and overshadowing, construction traffic, wind tunnels, and canyon effects.

Given that research has shown that mid-rise development can deliver the same housing density as high-rise development, the London Plan should not be supporting tall buildings.

Thirdly, Policy G3. This applies to Hampstead Heath. It enables the boundaries of Metropolitan Open Land to be amended through “land swap” deals. Hampstead Heath is one of the most important areas of open space in London and is a “green lung” at the heart of our community. It provides local residents, visitors and tourists yo enjoy peace and calm ay the centre of a bustling metropolis; it provides magnificent views over central London; it enables people to exercise. In short it is one of the greatest amenities that London has to offer and must not be reduced. The London Plan must not allow Hampstead Heath’s boundaries to be amended.

Overall, the London Plan is inconsistent with national planning policy and should therefore not be approved. I do not agree that the scale of the Mayor’s election victory enables him to depart from national policy. Just as important as the Mayor’s mandate is the role that local communities have been given to shape their own communities (for example, through Neighbourhood Plans). This must be respected. Not only this, but the London Plan lasts until 2041, and should not be shaped by the events of one election.

Yours sincerely

Frank Harding



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