
From: [REDACTED]
Sent: 04 May 2023 13:44
To: Planning Planning
Subject: FW: 2022/5549/P: Arthur West House 79 Fitzjohn's Avenue

[REDACTED]

Thanks,

Charlotte Meynell
Senior Planning Officer

Telephone: [REDACTED]



From: John Malet-Bates <[REDACTED]>
Sent: 23 April 2023 23:22
To: Charlotte Meynell <Charlotte.Meynell@camden.gov.uk>
Subject: 2022/5549/P: Arthur West House 79 Fitzjohn's Avenue

[REDACTED]

Dear Charlotte,

Prime facie, and lacking any detailed explanation, HCAAC Objects to the Proposal and suggests a re-direction of proposals for this location.

We consider the provision of affordable housing should be re-visited possibly to require that provision on-site according to the intention of the current proposal.

What has happened in the years following the consent and construction of this regrettable building?

What effort has been invested to ensure as far as possible the retention of what was promoted as a valuable local facility justifying the building's intrusion on the local scene ?

What information or proposals have been forwarded to satisfy the general requirements of the Agreement. ?

There is almost no information of what the Applicant means by the proposed modification of the S106 Agreement age limit requirement, its likely effect on the future use of the building.

The implication is a reversion to general marketing of apartments to people other than elderly in need of care and sheltered housing.

The car parking element of the scheme may need also to be re-visited and modified, adjusted downwards or eliminated in favour of car-free development and marketing.

It seems a completely fresh application should be required with revised business plan, up-rated affordable housing provision if Camden is still indifferent to on-site provision.

We regret the apparent loss of the elderly care facility following the intervening years and onward if that is threatened – unfortunately the applicant is not clear.

The Applicant should be put to explanation of the original business and social plan justifying the extant consent and new details explaining the proposed change, marketing and sales etc.

Best regards,
John

John Malet-Bates
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