



# *The Heath & Hampstead Society*

P.O. BOX 38214 LONDON NW3 1XD

The Society examines all Planning Applications relating to Hampstead, and assesses them for their impact on conservation and on the local environment.

## **To London Borough of Camden, Development Control Team**

Planning Ref: 2013/2547/P

Address: 9 Fitzjohns Avenue NW3

Description: Ch of Use Hostel to residential..Reconstruction.

Case Officer: Aysegul Olcar-Chamberlin

Date 28 June 2013

We have referred to our comments on 19 December 2012 on the previous application for Change of Use on the site, 2012/6451/P; our objections were strong, and based on reference to LDF Policy DP4: Minimising the Loss of Affordable Homes. We see that this application was nevertheless permitted; we have read the Officer's report of recommendation.

This report was a pathetic and contemptible attempt to pretend that Camden has no problems with housing homeless people, contradicted Policy DP4 directly, and that the loss of this house was therefore acceptable. It reads like a script from "Yes, Minister", defending the indefensible.

We are therefore surprised to see this application described as being for the same Change of Use. Does this indicate some change in the decision-making process? If so, we accept this as a second opportunity to raise objections—which are, naturally, the same as expressed in our comments on 2012/6451/P dated 19 December 2013.

The details of the reconstruction work proposed also lead to objection:

1. Another all-glass extension completely out of character with the Arts-and-Crafts traditional architectural style of our Conservation Area. Giving examples of previous desecrations is no defence: two blacks do not add up to one white. The style and detail of the proposal are of poor architectural quality, however judged, and are unworthy of the CA .
2. The extensive and unnecessary use of glass cannot be energy-efficient, however the BREEAM calculations are manipulated; this must be counter to Camden's policies on carbon reduction.
3. The BIA is unconvincing, without the Engineer's report, which cannot be downloaded.
4. We do not believe the 3 lime trees closest to the basement excavation can be safely protected, and we ask that your Tree Officer is consulted.

Please refuse.