

Dike, Darlene

From: Vicki Harding [REDACTED]
Sent: 03 November 2014 02:38
To: Planning; Planning
Subject: 2014/5995/P St. John's Church Downshire Hill London NW3 1NU
Attachments: St John's Downshire Hill 1.jpg; St John's Downshire Hill 2.jpg; St John's Downshire Hill 3.jpg

Dear Sirs,

I should like to object to the following application. My objection submission has been delayed since noticing additional material submitted and placed on Camden's website on the final day for comment 30th October 2014. While I am beyond this original limit, if additional material can be added by those submitting the application then I ask that you include my comments too, submitted before the next working day.

2014/5995/P St. Johns Church Downshire Hill London NW3 1NU

While the setting for any church is important, the setting for this Grade 1 listed building is more so. Others will be commenting on the building and the extension. Concerning the garden, what little was retained in this major central site at the last big renovation of 2003-5 was won after a long battle from Camden Tree Officer Kevin Fisher (Condition 10: items 1, 3, and 10 in particular), English Heritage and local people. This began with application LWX0203044 when Camden commented:

The details submitted in respect of the hard and soft landscaping are considered to be inadequate for a proper assessment of their impact on the special architectural and historic interest of the listed building **and its setting**, contrary to policy EN38 (Preservation of Listed Buildings) in the London Borough of Camden Unitary Development Plan (March 2000)

This hard won setting, already unfortunately depleted must not be allowed to be further eroded.

The current site plan analysis, and proposed location and site plan perpetuate the myth begun with the original PWX 0103576 plans, revised plans and application (Number of parking spaces: Proposed 3 Existing 3), and continued in the plans of LWX0203044, 2004/3052/L and 2004/3053/P that the churchyard has parking for 3 cars, when in fact 6 are often parked there as the front green section of the churchyard remains unnecessarily so reduced and impoverished. Grass was a previous Condition from Camden as was the magnolia *without a circular seat around it*. To lose both is not supportable. Over the coming decades this young magnolia will put on a lot of growth to fill the space there and ready for its canopy, yet is already an important feature of the treescape of Keats Grove and of the view looking down Downshire Hill, even when not in flower.

What has happened since the original application PWX0103576 of 8th February 2002 when it was stated: *Have arrangements been made for refuse storage?: "Yes" ?* The view of the Keats Grove side of the churchyard *still* remains marred by unsightly wheelie bins. It is the grassed area and the beautiful magnolia tree that lift this view yet it is proposed that these are removed by this extension, visually inappropriate for any listed building, let alone a Grade 1 listed building of such classical design and proportions.

Since further material on the internal building plans has been presented since others have commented, I should like to take this opportunity to pass comment. The diagram of how the different Sunday morning groups are sited would seem to indicate the Pathfinders Sunday Club takes part in a room during the morning service *at the same time* as the younger children's clubs. I understand they are part of the service and have their meeting at another time. 'Followers 2' could use this room?

This is a Grade 1 listed building with finite space internally and in the churchyard. Indefinite expansion is not possible. The church has already greatly expanded into the whole of the deepened undercroft and too severely reduced the churchyard and green space. Further expansion is unsupportable. What is going to happen when the 'Followers' hit 50, the Creche 30, the 'Scramblers' 30 and the 'Starters' 40, then more and more join - plus all the helpers required for this? It is suggested that either this building is used differently across the week or even across Sundays, or a larger un-listed building on a more extensive site with opportunities for more modern and practical adaptation be considered for the future, or another annex found now.

--

Dr Vicki Harding

Voluntary Tree Officer Heath & Hampstead Society







