

[REDACTED]

From: Thuaire, Charles
Sent: 11 December 2014 19:32
To: Planning
Subject: FW: Royal Free Hospital 2014/6845/P

PI register this objection from Ancient Monuments Society

Charles Thuaire
Senior Planning Officer

Telephone: 020 7974 5867

From: Matthew Saunders [mailto:[REDACTED]]
Sent: 11 December 2014 17:10
To: Thuaire, Charles
Subject: Royal Free Hospital 2014/6845/P

We refer to the application to construct a substantial new 7 storey structure to serve The Royal Free Hospital.

Our concern is with the impact, both visual and practical, on the former church of St Stephen's Rosslyn Hill, recently conserved as an arts and community centre for the locality at huge expense, much of it provided by the Heritage Lottery Fund. It was the HLF which met the majority of the expenditure of £3.4m.

In a personal capacity I am the biographer of the architect of St Stephen's, S.S.Teulon. At £27,000 St Stephen's was one of the most expensive churches of its day. It has long been recognised as a High Victorian masterpiece. Teulon, who lived opposite for many years, termed it "my mighty church" and it was from there that his funeral cortege made its stately progress to Highgate Cemetery. Ruskin is supposed to have declared on seeing the church - that he saw before him "the finest specimen of brick building in all the land".

What makes this huge potential neighbour so threatening is that St Stephen's has a history of movement. The West End was underpinned in 1902 and there was talk in the local press of the adverse impact on its structural capacity when The Royal Free was first constructed. Teulon's capacity for structural risktaking was epitomised by his willingness to build on a site with a marked slope and with a transverse subterranean stream. By the same token a site without a natural equilibrium must bring the added risk of being unbalanced and rendered unstable.

Camden has a duty to protect listed buildings and this is manifestly reiterated where the building in question was saved at vast public expense, is listed Grade 1 and was until its recent heroic rescue the longest standing redundancy of an Anglican church ever. Any return of instability and cracking would be a tragic and deplorable reversal in what has been one of the greatest of all rescues of a Building at Risk in London.

We would submit that the onus is on Camden to require of the applicants clear, professional and detailed evidence that the new development will not threaten the physical future of St Stephen's. If there is such a threat, that would be intolerable - and it must be precluded by a relocation and re-design of the newcomer.

These fears of direct and damaging physical impact compound grave concerns which we share at the effect this huge building will have on the visual setting of St Stephen's and Hampstead Green.

Matthew Saunders
Secretary
Ancient Monuments Society
St Ann's Vestry Hall
2 Church Entry
London
EC4V 5HB

[REDACTED]

[REDACTED]

From: Thuaire, Charles
Sent: 11 December 2014 19:33
To: Planning
Subject: FW: Royal Free Development Plans - App Ref: 2014/6845/P

Please register this on m3 as an objection to 2014/6845/P thanks

Charles Thuaire
Senior Planning Officer

Telephone: 020 7974 5867

-----Original Message-----

From: Stefanie Elliott [mailto:[REDACTED]]
Sent: 11 December 2014 17:30
To: Thuaire, Charles
Subject: Royal Free Development Plans - App Ref: 2014/6845/P

Dear Charles,

I am writing to object to the planned development/expansion of the Royal Free Hospital.

A key concern is the fact that the new building will require excavation work which could harm St. Stephen's (a Grade 1 listed building). Furthermore, the amount of noise, dust and congestion stemming from the construction works (with lorries and construction vehicles trying to access the site) will be horrible for everyone in the area.

Another concern is the fact that the Royal free Hospital will lose quite a significant number of parking spaces (43) will lead to even more difficulty parking and driving in the area. The area is already quite gridlocked during rush hours and this will only make it worse.

Finally, this is one of the last green spaces in the area and the building will completely change the look and feel of the area for the worse.

I truly hope that you will take into account the long-term negative impact of the proposed development on traffic, congestion, green spaces and St. Stephen's church.

Thank you,
Stefanie Elliott

[REDACTED]

From: Thuaire, Charles
Sent: 11 December 2014 19:33
To: Planning
Subject: FW: App Ref: 2014/6845/P

Please register this on m3 as an objection to 2014/6845/P
thanks

Charles Thuaire
Senior Planning Officer

Telephone: 020 7974 5867

From: Lisa Leiman Hearn [mailto:[REDACTED]]
Sent: 11 December 2014 17:31
To: Thuaire, Charles
Subject: App Ref: 2014/6845/P

Dear Mr. Thuaire,

I have been very disappointed to learn about the new development plans at the Royal Free Hospital site and would like to lodge an objection.

The site is already imposing enough, and the area extremely congested with very limited parking, and it seems no effort has been made to properly consult with the neighbours and the area at large. The new structure will be an eyesore to the area, and the construction will be an absolute nightmare for those of us living in the area, in terms of noise, pollution and congestion as well as our stress levels and well-being. In addition, I am extremely concerned about the effect on St Stephen's church and Hampstead Hill School next door - both of which have been in that location for many years, have important historical value and serve an important role in the community.

I hope the Council will not approve the application in its current form.

Thank you,
Lisa

Lisa Hearn
11 Rudall Crescent
London NW3 1RR
[REDACTED]

[REDACTED]

From: Thuaire, Charles
Sent: 11 December 2014 19:33
To: Planning
Subject: FW: App Ref:2014/6845/P:Objection

Please register this on m3 as an objection to 2014/6845/P
thanks

Charles Thuaire
Senior Planning Officer

Telephone: 020 7974 5867

From: Angelos Sigalas [mailto:[REDACTED]]
Sent: 11 December 2014 17:51
To: Thuaire, Charles
Subject: App Ref:2014/6845/P:Objection

My two young children attend the school located on Pond Street. I would like to object to the above application to expand the Royal Free. The area is already built up enough with the Royal Free existing hospital being ugly enough. The expanse of the proposed building will be detrimental to the area in terms of further overdeveloping the area and taking away from the character of the Hampstead Green and St. Stephen's Church. It will be a shame to see us not learning from the mistakes made in the 70's in planning which deteriorate forever the character and quality of life of the area.

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Kind regards,

Angelos Sigalas

[REDACTED]

From: Thuaire, Charles
Sent: 11 December 2014 19:33
To: Planning
Subject: FW: Planning Application 2014/6845/P - ROYAL FREE HOSPITAL

Please register this on m3 as an objection to 2014/6845/P
thanks

Charles Thuaire
Senior Planning Officer

Telephone: 020 7974 5867

From: J KENSIT [mailto:[REDACTED]]
Sent: 11 December 2014 17:55
To: Thuaire, Charles
Subject: Planning Application 2014/6845/P - ROYAL FREE HOSPITAL

Dear Mr Thuaire,,

I wish to object to the Royal Free Hospital's application.

The size is too big to be placed so close to an infant school and as high as St Stephen's Church and taking out a green habitat and causing more traffic congestion. I consider the infants at Hampstead Hill School would be in danger during works of any proportion in that location. I am 73 years old and even using Crossings is extremely dangerous as there is already too much traffic. I would like the centre to be built elsewhere with ample parking associated with it.

Yours sincerely,

Jean H, Kensit (Mrs)

[REDACTED]

From: Thuaire, Charles
Sent: 11 December 2014 19:34
To: Planning
Subject: FW: Protest

Please register this on m3 as an objection to 2014/6845/P thanks

Charles Thuaire
Senior Planning Officer

Telephone: 020 7974 5867

-----Original Message-----

From: Michelle Winner [mailto:[REDACTED]]
Sent: 11 December 2014 17:58
To: Thuaire, Charles
Subject: Protest

Dear Sir

I am writing to protest against the planned extension to the Royal Free Hospital. The area around the hospital is already heavily congested with traffic and lack of parking. The proposal will stretch this even further.

I'm concerned about the impact on St Stephens foundations and feel these plans have gone through without properly informing the local residents. I respect and admire the need for medical advances but can not believe that this is the right location for the new building.

I hope you will consider the protestations of the community.

Kind regards

Michelle Winner

[REDACTED]

From: Thuairé, Charles
Sent: 11 December 2014 19:34
To: Planning
Subject: FW: Objection to plan for renew Royal Free Hospital

Please register this on m3 as an objection to 2014/6845/P thanks

Charles Thuairé
Senior Planning Officer

Telephone: 020 7974 5867

-----Original Message-----

From: Yuriko Iwata [mailto:[REDACTED]]
Sent: 11 December 2014 18:04
To: Thuairé, Charles
Subject: Objection to plan for renew Royal Free Hospital

Ref:2014/6845/P

I'm a mother of a student who goes to Hampstead Hill School.
I object to a plan of renewing Royal Free Hospital because it affects student's environment badly.
My son loves to playing at Hampstead Green and shiny garden in the school. Please don't change the current good environment with the plan.

Yuriko Iwata
NW86RG

Charles Thuairé
Senior Planning Officer
Regeneration and Planning
Culture and Environment
London Borough of Camden

Telephone: [REDACTED]
Fax: [REDACTED]
Web: camden.gov.uk

2nd floor
5 Pancras Square
5 Pancras Square
London N1C 4AG

Please consider the environment before printing this email.

[REDACTED]

From: Thuair, Charles
Sent: 11 December 2014 19:36
To: Planning
Subject: FW: Objection

Please register this on m3 as an objection to 2014/6845/P thanks

Charles Thuair
Senior Planning Officer

Telephone: 020 7974 5867

-----Original Message-----

From: Marisha Wolfryd [mailto:[REDACTED]]
Sent: 11 December 2014 18:53
To: Thuair, Charles
Subject: Objection

Dear Mr Thuair,

I would like to object the planning application re: the Royal Free.

My son attends Hampstead Hill School & the building will significantly affect the children's playground, St Stephens & the overall aspect of the school.

Also, the loss of parking spaces will make the school drop off & pick up even harder than it currently is.

Regards,

Marisha Wolfryd
(Parent of Hampstead Hill School)

Charles Thuair
Senior Planning Officer
Regeneration and Planning
Culture and Environment
London Borough of Camden

Telephone: 020 7974 5867
Fax: 020 7974 1680
Web: camden.gov.uk

2nd floor
5 Pancras Square
5 Pancras Square
London N1C 4AG

Please consider the environment before printing this email.

[REDACTED]

From: Thuaire, Charles
Sent: 11 December 2014 19:37
To: Planning
Subject: FW: Application Ref No. 2104/6845/P

Please register this on m3 as an objection to 2014/6845/P thanks

Charles Thuaire
Senior Planning Officer

Telephone: 020 7974 5867

-----Original Message-----

From: Micala Fox [mailto:[REDACTED]]
Sent: 11 December 2014 19:35
To: Thuaire, Charles
Subject: Re: Application Ref No. 2104/6845/P

Dear Sir,

I write to you as a long time resident of Hampstead. As long as I can recall, Hampstead has been a residential hamlet surrounded by green open spaces and fresh air. It is a haven nestled in the greater landscape of London where familiar faces greet the residents and neighbours not only know your name, but take the time to say "good morning." With the three recent planning applications, Hampstead is in danger. The proposals independent of one another are Herculean in nature, but the combined effect, if passed, will inexorably alter Hampstead as we know it.

The Royal Free is a grossly overdeveloped eyesore that already has a strangle hold on the residents of Hampstead. To further develop the site will translate to increased havoc on the already congested roads and services in our area. We the residents of Hampstead pay our taxes, support our community and believe in due process. And yet, when commercial and/or government ventures are involved, the needs of the residents are oft usurped. We have seen this happen time and again, most recently when our fire and police stations were closed. To impose increased sanctions on the residents under the guise of enhanced NHS services seems underhanded at best. The residents have not had benefit of fair or timely consult by the Royal Free to discuss their impending plans. The entire process has been conducted in what seems like a closed door deal between the Royal Free and their contractors/designers. As a result, the residents have had little time to react, no less have our voices heard. Quite frankly sir, I find the entire process unpalatable and a bit too Stalinesque in its approach.

Please help us to preserve Hampstead. There must be a middle ground that will both serve the needs of the Royal Free and maintain Hampstead as we, the residents, and its many visitors know it. Progress does not always mean forward movement because it increases revenue. Please consider our voices and understand that we object to the works knowing what the respective project(s) will cost Hampstead in the immediate future and long term.

Thank you for your time and consideration.

Respectfully yours,
Micala Fox

[REDACTED]

From: Thuairé, Charles
Sent: 11 December 2014 11:51
To: Planning
Subject: FW: Royal Free Hospital Proposed Development

Please register this on m3 as an objection to 2014/6845/P
thanks

Charles Thuairé
Senior Planning Officer

Telephone: 020 7974 5867

From: Tsambika Cordara [mailto:[REDACTED]]
Sent: 10 December 2014 14:12
To: Thuairé, Charles
Subject: Royal Free Hospital Proposed Development

Dear Charles Thuairé

PLANNING APPLICATION 2014/6845/P – ROYAL FREE HOSPITAL

I wish to object to the Royal Free Hospital's application.

I live in Connaught Mews, just off Pond Street. so the proposed development is off great concern to me.

I feel that the proposed development is excessively imposing and will change the visual feel of Hampstead and environment, as well as impacting negatively on the access routes of the community. It is disproportionately large given the surrounding buildings, and not in keeping with the surroundings. Currently the grass cut through is a peaceful and natural area, much used and enjoyed by the local community. Once this green area has been lost it has been lost for good, which would be a great loss for Hampstead both now and in the future.

Building on the memorial garden and the removal of several significant well-established trees will result in an unacceptable loss of green space, and will block the green corridor between St Stephens and the existing hospital building.

I also have serious concerns about the loss of parking and how this will impact on both patients and visitors to the hospital. This will, in turn, also have a knock on effect to the current available parking in the area, impacting on both local businesses and residents.

The lack of an over all, ongoing plan is deeply alarming, as is the lack of consultation with the local community. Whilst I have no objection to the further investment in and development of the hospital site, it is essential that this is done in a holistic way and with an overview of the development and it's impact on the local community.

I trust the opinions of local residents will be taken into account on this matter.

Kind regards,

Tsambika Cordara