

1<sup>st</sup> Floor, New Zealand House, 80 Haymarket, London, SW1Y 4TE  
www.renaissance-planning.com

Planning Department  
Planning and Built Environment  
London Borough of Camden  
Camden Town Hall Extension  
Argyle Street  
London  
WC1H 8ND

Our Ref: 0099/53 Fitzroy Park

Your Ref: 2015/0441/P

**By Email**

F.A.O: Gideon Whittingham

17 April 2015

Dear Sir or Madam

**City of London Corporation Response to Planning Application  
53 Fitzroy Park London N6 6JA (Ref: 2015/0441/P)**

I write on behalf of my client The City of London Corporation (The City), who manages Hampstead Heath, to submit a holding objection to the planning application for “*Erection of a three storey single family dwelling including basement level, green roofs at first floor and roof level, solar panels at roof level and associated landscaping following the demolition of the existing part-two, part-three storey dwelling (Class C3)*” at the above site (ref: 2015/0441/P).

**Background**

The City of London Corporation provides local government services for the City but has responsibilities that extend far beyond the Square Mile. It also provides a host of additional facilities, ranging from its Open Spaces such as Hampstead Heath to the Barbican Centre.

In the 1870s the City was concerned that access to the open countryside was being threatened and therefore promoted two Acts of Parliament. The Epping Forest Act and the City of London (Open Spaces) Act were passed in 1878 and enabled the City to acquire and protect threatened Open Spaces from future development. Since that time the City has acquired further Open Spaces under this and other legislation.

The City is statutorily obliged by virtue of various Acts of Parliament and, specifically, the provisions of the London Government Reorganisation (Hampstead Heath) Order 1989 as follows:-

- i. for ever to keep the Heath open, unenclosed, unbuilt upon and by all lawful means prevent, resist and abate all encroachment on the Heath and attempted encroachment and protect the Heath and preserve it as an open space;
- ii. at all times preserve as far as maybe the natural aspect of the Heath and to that end protect the turf, gorse, heather, timber and other trees, shrubs and brushwood thereon;
- iii. not to sell, lease, grant or in any manner dispose of any part of the Heath; and

- iv. to provide active and passive recreational facilities and information for members of the public.

The City took over title ownership and the responsibility for the management and protection of Hampstead Heath in 1989, and for making it available as open space. In addition the Local Government Reorganisation (Hampstead Heath) Order 1989 establishes a Trust Fund, the proceeds of which may be used to defray, in part, the cost of enhancing or replacing amenities on the Heath. The balance is met out of the City of London funds, at no cost to the public.

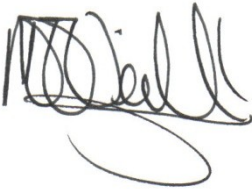
Although the City's duties do not extend to the Kenwood Estate, the estate was formerly held and managed as part of the Heath. The estate shares qualities and characteristics with the Heath and they combine to provide a seamless open space for visitors and it should be noted that it is the views from the Heath on the eastern edge of the Kenwood estate that will be most significantly affected by the proposals.

#### **Comments on the application**

This holding objection is submitted, on behalf of the City of London, on the basis that the current proposals are not deemed to have an adverse impact on Hampstead Heath. Should revised proposals or additional technical documents be submitted, however, then the City would need to review these to ensure that there will be no adverse impacts on Hampstead Heath.

The City of London Corporation, therefore, reserves the right to supplement the above comments in respect of specific matters relating to the application and to be re-consulted regarding any further amendments or additional documentation submitted.

Yours faithfully,



**Mary-Jane O'Neill**

Director

For **Renaissance Planning Ltd**

mary-janeoneill@renaissance-planning.com

Tel: 020 7193 3203 Mob: +44 (0)7956 467 969