



The Heath & Hampstead Society

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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: 2015/2414/P

Address: KCH Site, Kidderpore Avenue, NW3

Description: CLEU: Student Accommodation.

Case Officer: Olivier Nelson

Date 20 May 2015

(Comment No 2)

Further to our comments dated 19 May 2015, we have more to say on the matter of the future of Student Accommodation on this site.

LDF Policy DP9 states that you will support the development (and thus the retention) of student housing, and that the net loss of such accommodation will be resisted. So far, so good, so far as the wording of this application is concerned; it calls for the protection of Student Accommodation on the site.

However:

a. Our acceptance of a future Change of Use, perhaps to Residential was conditional on the buildings being “redundant”: i.e. unused, empty. This has not been the case. Student use of at least some of the buildings has continued until very recently; indeed it may still continue today; we do not have up-to-the-minute information on this. We do not therefore accept that the site is wholly empty or “redundant”.

b. Policy DP9 links Student Accommodation with other forms of housing with shared facilities: viz Bedsits, HMO's, etc..

If permission is granted for Student Use, then this must presumably be on the basis of DP9. In that case Bedsit/HMO housing, for which there is a very urgent need in the Borough, must also be permitted.

Any future application for further Change of Use, to Residential, must therefore take these factors into account, and we will strenuously oppose any proposal that does not. Uses of this nature will certainly be considered to fall within the community use categories referred to in our comments of 19 May 2015.

All of this is additional to the requirements under Policies DP3 and DP4 for Affordable Housing, which we trust will be pursued rigorously when the time comes.

We still, therefore, call for refusal.

