



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: 2015/2089/P 2015/2109/L

Address: 11 Rossllyn Hill, NW3

Description: Basement and other extensions (revised)

Case Officer: Rob Tulloch

Date 25 September 2015

This revised application is no doubt a response to the tidal wave of objections received to the original proposals in April 2015. The volume and technical content of these are overwhelming, and express the outrage of many people, both locally and from the music recording business nationally, to these profoundly unacceptable designs.

Our original objections dated 29 April 2015 still stand, despite the somewhat cosmetic alterations made in this revised application. They do not, however, take account of the objections made by the owners and users of Lyndhurst Hall (Air Studios) on noise/vibration/disturbance grounds; we were not in April aware of the significance of these. Having read them (in their hundreds) it is clear that these are fundamental issues of great importance, and we cannot see how proposals such as these could possibly be reconciled with them. We support those objections fully.

The structural and acoustic reports presented on behalf of Air Studios, especially the acoustic report from Vanguardia, are damning, and remain so in spite of the subsequent inadequate responses from the applicants.

The fact is that engineering operations such as those proposed, to excavate and build these basement structures, cannot be carried out without causing unacceptable disturbance to the sound recording activities of Air Studios, to the point of making the business impossible to continue for many months. The national importance of Air Studios work is well described in their letters of objection.

The scale of the proposed work is graphically illustrated in application drawings, but particularly in drawing 140 (Section A-A). The completely disproportionate size and depth of the work is clear to see. Note that in none of the 7 sectional drawings submitted is the structure of Lyndhurst Hall shown in section; the context of the proposals is thus obscured, presumably deliberately.

Construction disturbance is thus a conclusive objection to the application, but we also maintain our opposition to the designs architecturally, to the harm they would cause to the setting of this beautiful Listed house, and to the gross overdevelopment of the site both above and below ground. See our April 2015 comments.

We must emphasise the point that under the draft Camden Local Plan, now in an advanced stage of public consultation, the construction of basement structures under or within the immediate curtilage of Listed buildings is prescribed, and this application would be refused without further consideration of other matters. We point out that there have been cases where Planning authorities have made decisions based on draft Plans, before final adoption. This is just such a case, and is an opportunity for a plainly correct, commonsense and extremely popular decision to be taken. We urge you to consider this.

Please refuse