



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: 2015/7079/P 2015/2109/L ?

Address: 11 Rossllyn Hill, NW3

Description: Basements and other extensions (2nd revision)

Case Officer: Rob Tulloch

Date 7 January 2016

This second revised application is no more acceptable than either of its predecessors.

In fact, we can find very few changes in design or other documentation, from the earlier proposals. The plan and architecture remain unaltered, and although there seem to be some revisions to the engineering and other reports, nothing of any substance can be found. One is entitled to wonder what the motivation for this new application is.

We draw your attention to our previous comments on the 2 stages of application 2015/2089/P, dated 29 April 15 and 25 September 15. Everything we said then applies directly to this application, especially relative to the damage likely to be caused to adjoining buildings, particularly Lyndhurst Hall (Air Studios) and the catastrophic harm arising from excavation and construction vibration and noise.

We know that huge numbers of objections, on a national as well as local level, have been made; we understand that signatories to one local petition have totalled more than 10,000 to date. Many of those objecting are outraged by the potential harm to Air Studios, a music/recording organisation of international standing, who would have to close down during construction activities, putting the company into serious danger of failure. This is not just a little local matter of a small local company suffering from nuisance and disturbance; this affects a major national component in the music/sound recording business, one of only one or two in Britain, and must not be allowed to occur.

As we said in one of our previous comments; "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...." Nothing proposed in this revised application changes or ameliorates this.

The revised(?) Basement Impact Assessment continues to state that damage to adjoining structures would be of the order of Burland Level 2; that is: "slight" They say that small cracks could be caused, which would be repairable, but NOTHING is

said on the matter of vibration or noise. Even small cracks could be a serious matter to a building such as Lyndhurst Hall; photographs of the interior of the main recording hall (the original church) show graphically the delicate nature of the carvings, not to speak of the large stained glass windows. It merits very detailed protection, especially against vibration.

Air Studios, through their consultant advisors Vanguardia made all of this abundantly clear in connection with 2015/2089/P; all their comments are completely valid and relevant now, and we recommend that their report is re-read .

We might remind you that Lyndhurst Hall, previously Hampstead's Unitarian Church, was designed by Alfred Waterhouse in 1882, and considered one of his best works. It is Listed Grade 11*, in its converted state as a recording studio, and is entitled to a proper setting commensurate with its listing status. This includes its environmental setting, as important as its architectural setting.

May we also draw attention to the provisions of the Draft Camden Local Plan, scheduled for adoption shortly. It proscribes the excavation of basements under or near any Listed Buildings, and would make refusal of this application mandatory. Are you prepared to let these applicants get away with dependence on a technicality? There are precedents for the use of Draft Plan provisions in cases of great importance.

The building was rescued from possible redevelopment 25 years ago by its imaginative conversion, a great example of how an otherwise seemingly unusable building can be saved for the community.

All this would be put at risk, for the sake of a project such as this, extending an already large house, in a large garden, for purely leisure purposes. The Planning system exists to take proportionate decisions on behalf of the community at large; in this case, a very wide community beyond local considerations.

Please refuse.