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Rob Tulloch, Leader and CEO of Camden council  
**Senior Planning Officer, Planning Solutions Team**  
Regeneration and Planning, Culture and Environment  
London Borough of Camden  
2<sup>nd</sup> Floor, 5 Pancras Square  
London  
N1C 4AG  
Rob.tulloch@camden.gov.uk

March 9<sup>th</sup> 2016

Dear Rob,

**Planning Application Reference: 2015/7079/P and 2015/7300/L**  
**Planning Application Address: 11 Rossllyn Hill**

I am writing to express my objection to the second planning application by Mr & Mrs Jeffreys of 11 Rossllyn Hill.

I do not live in the borough, but I work as a freelance musician and sing regularly for recording sessions at AIR studios. I think it would be a great shame if the selfish desires of one wealthy family were allowed to impact so heavily on the livelihoods of so many others, given that, were the application granted, the studios would be forced to close for a long period of time. This would have a very negative effect on the earning capacity of AIR studios and on the earning capacity of the many musicians who record music there, not to mention the film and record companies who employ them and who would need to find alternative venues. Last month, Air Studios won the *Music Producers Guild award* for *Studio of the Year*.

I also think the lack of proper consideration for the risk to the neighbouring listed buildings, and the inherent risk due to the underground stream is too great to justify a swimming pool and a cinema for one household.

Given that there has been very little amendment to the first application, and given that there have been so many worthy objections to both first and second applications, I would like to see both of them refused.

Yours sincerely,  
Dani May

[REDACTED]

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**From:** Harriet Harriss [REDACTED]  
**Sent:** 09 March 2016 16:46  
**To:** Tulloch, Rob  
**Subject:** Objection to planning: 2015/2089/P 2015/2109/L and 2015/7079/P & 2015/7300/L

**Follow Up Flag:** Follow up  
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Dear Rob,

I'm writing to express my objection to the proposed redevelopment of 11 Rossllyn Hill, NW3, know as Air Studios: a site of cultural significance currently under threat from a historically indifferent, profit-driven owner.

No doubt you've received a number of copy-paste emails on the issue, but as a architectural historian, I feel the need to emphasis it's significance within the architectural canon of London - the most creative city in the world.

In diminishing the material presence of our cultural heritage and status, we undermine the very essence of what continues to make London distinct. Instead, we need to preserve it to ensure we leave a creative cultural legacy for generations to come. Our creative heritage is after all so much more than galleries and landmarks - its also about preserving the industrial and commercial spaces where such assets were produced.

I urge you to consider my statement as an informed account of why these proposals need to be abandoned.

Yours sincerely,  
Harriet

**Dr Harriet Harriss**  
Senior Tutor in Interior Design & Architecture  
Royal College of Art  
Kensington Gore, London  
SW7 2EU



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[REDACTED]

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**From:** Phil Shakesby [REDACTED]  
**Sent:** 09 March 2016 17:01  
**To:** Tulloch, Rob  
**Subject:** Objections to planning 2015/2089/P 2015/2109/L and 2015/7079/P & 2015/7300/L

**Follow Up Flag:** Follow up  
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Dear Mr Tulloch,

I am writing to voice my objections to the following planning applications at 11 Rosslyn Hill, NW3 referenced as 2015/2089/P 2015/2109/L and 2015/7079/P & 2015/7300/L.

I am raising my objections primarily because of the detrimental (perhaps catastrophic) effect any such works will have upon Air Studios, which is an institution which ought to be enshrined in our cultural consciousness - especially on a day such as today when we mourn the passing of Sir George Martin who established these studios.

The notion that a building and enterprise with such a history and continuing cultural prowess should be threatened owing to millionaire neighbours' desire to have a status-symbol luxury basement is appalling in and of itself.

The proposed works should be refused permission as they will affect Air Studios in the following ways:

1. As a recording studio it is extremely noise sensitive and if work of this nature and length were to be granted the go ahead it would render the studios inoperable for a long period of time.
2. This would not only result in loss of earnings for the company but would affect many musicians and orchestras, film companies etc as there are not enough alternate facilities available in London or the UK.
3. The structural risk is serious. The basement, whose construction would devastate the site, is far too big, and would not be acceptable under the Draft Local Plan now out for consultation. There are precedents for Draft Plans to be used in determining applications, especially in relation to listed buildings.
4. The Basement Impact Assessment states that damage to adjoining buildings would be no more than Burland Scale 2. This is too much, with unequal listed buildings on each side; one dating from the 18th Century, no doubt of rustic character, the other of late 19th Century, carrying a huge load. We cannot afford to see either damaged in any way.
5. Lack of compliance with proper process and also the risk attendant with the underground stream.
6. As yet there has been no consultation and no compliance with the Party Wall Act.

I understand that should the proposed works be given permission to proceed, Air Studios would have to cease its operations for 6-12 months, and possibly never re-open.

There is also a traffic risk, risk to 2 listed buildings, an underground water risk and the taking of such unquantified risks is not appropriate in this instance.

Yours Sincerely,

Philip Shakesby

[REDACTED]

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**From:** Nicholas Foster [REDACTED]  
**Sent:** 09 March 2016 19:20  
**To:** Tulloch, Rob  
**Cc:** Nick Foster  
**Subject:** Re : Planning Application Rosslyn Hill 2015/7079/P & 2015/7300/L

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Dear Sir or Madam,

I wish to object to and protest against the application as listed in my subject header. As a local resident of some years, and someone who works in music and media, I am only too aware of the importance both to my local community, and to my professional community, of Air Studios.

Air is a world-class recording and production facility, renowned not just for the talented people who work there, but for the special and unique nature of the recording studios built in the Lyndhurst Road building, whose sonic properties are highly sought after. Nevertheless, the severe risks as I understand it, of Air's business being impaired or suspended as a result of the work called for in the application, could, I suggest, be hugely damaging, not just to Air's business, but on a far wider level.

Firstly, in terms of the benefits that Air's success brings to local businesses, shops, restaurants, services and so on here in Hampstead and Belsize Park, not to mention the creative and artistic ventures supported by the studios.

Secondly, in terms of Air's vital role, directly and indirectly, in employing hundreds of musicians, technicians, organisers, and support staff.

Thirdly, in terms of the symbiotic relationship between Air and the other main studio venues in London - London is feasible as a recording venue for major motion pictures and TV shows because Air and Abbey Road, in particular, are able to act as overflows for each other's projects - so when one studio is busy with one project, the other can take another project on, with projects often moving between one venue and the other in the course of a long production schedule. If London's studio capacity is suddenly reduced, it will become far more difficult for major projects to make their home here - with the result that they will seek to record in mainland Europe. Once this work has left the UK, it will be a challenge to bring it back.

Finally, in terms of the risk to two listed buildings ; the risk in terms of underground water; and that the taking of unquantified risk is not appropriate in this case.

For all these reasons, I object most strongly to the application.

Yours truly

Nick Foster  
Upper Ground Floor Flat  
138 Haverstock Hill  
London NW3 2AY

[REDACTED]

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**From:** Joe Galbraith [REDACTED]  
**Sent:** 09 March 2016 22:50  
**To:** Tulloch, Rob  
**Subject:** Air Studios

**Follow Up Flag:** Follow up  
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Dear Rob,

Sir George Martin died today - a fitting time to remember that he and the Beatles symbolise everything that made London a great city.

Please have the courage and conviction to stand up and defend an extremely important cultural institution against this unnecessary development which will serve only to detract from the community.

Best regards

Joseph Galbraith

[REDACTED]

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**From:** Tim Oliver <[REDACTED]>  
**Sent:** 10 March 2016 07:25  
**To:** Tulloch, Rob  
**Subject:** Application 2015/7079/P & 2015/7300/L

**Follow Up Flag:** Follow up  
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Dear Rob,

I am writing to object once again to the proposals for Mr & Mrs Jeffries to build two basements next to the historic Air Studios.

Especially pertinent today in the light of the passing of the great George Martin, the studio is his legacy and of significant cultural interest.

It is unreasonable to treat the original objection as not applying to the second application; as such the first application should be rejected and our original objections stand for the first and second applications.

The work will cause loss of employment and amenity, it will pose traffic risk, risk to two listed buildings, underground water risk and it should also be noted that the taking of unquantified risk is not appropriate.

I look forward to your response.

Yours,  
Tim Oliver

Sent from my iPad

**From:** john [REDACTED]  
**Sent:** 10 March 2016 13:41  
**To:** Tulloch, Rob  
**Subject:** AirStudios

**Follow Up Flag:** Follow up  
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Goodafternoon Mr. Tulloch

ones again i want to make objection to the plans next to the Beautifull Airstudios.. its home to Musicians like Mr. George Michael and also a Beautifull piece of Heritage. the plans would make making music in this Beautifull Building impossible so those plans only for moneymaking cant rule making Music for so many people which brings joy and comfort thats priceless! i hope the AirStudios will get a place on the Heritagelist because it belongs there.

Regards  
Yvonne Breevaart



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