

McEntee, Elaine

From: geoffrey prentice [gjp@architect99.fsnet.co.uk] *
Sent: 02 August 2005 13:37
To: elaine.mcentee@camden.gov.uk
Cc: Sammy Teshuva
Subject: The Chestnuts Branch Hill London NW3

Attention Elaine McEntee,

your ref 2005/2454/P

I understand from Sharon Bermingham that you are taking over this application. The application is due for a site visit in order to make the decision within the 8 week period.

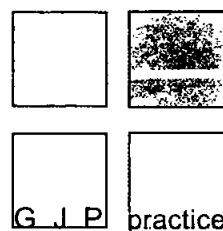
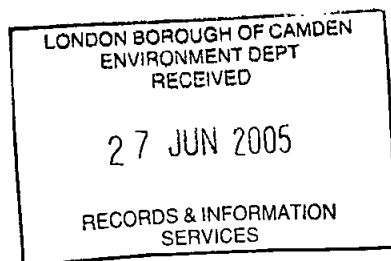
Would you please telephone me on 020 8458 4326 to arrange a time to get access into the property.

Thank you.

Geoffrey



File note: Agent phoned on 3/8/5
S/v organised for the 4th Aug @ 8.30am. ✓



ARCHITECTS

764 FINCHLEY ROAD
TEMPLE FORTUNE
NW11 LONDON 7TH

TEL 020 8458 4326
FAX 020 8458 4322
MOB 07721 598207

gjp@architect99.fsnet.co.uk

Sharon Bermingham,
Planning and Environment Department,
London Borough of Camden,
Camden Town Hall,
Argyle Street,
London WC1 8HN

24 June 2005

Dear Sharon Bermingham,

Re: 1- 2 BRANCH HILL, HAMPSTEAD, LONDON NW3 7LT.

I refer to your letter dated 22 June and answer as follows.

I enclose a further 5 copies of the location plan with the site edged in red.

I enclose a further 5 copies of the "existing" drawings numbered 01 Rev A and 02 Rev A. The revision shows the rooms labelled. The "proposed" drawings that were submitted are already labelled. Any small room without a designated use in ancillary to the use of the building as a single-family house and will probably be used a store room.

The current use of the building is as a hotel and I enclose 5 photographs showing the signage as a hotel use. I am told that the vendors had the building for 20 years and operated the premises as a hotel for that period.

I trust the above information will enable you to process this application.

May I remind you that this application should be read in conjunction with the Planning Approval PWX 0202068/R1, dated 18 October 2002, which allows the change of use and conversion of the property into 5 self contained flats. This approval is valid and clearly shows that the change of use to residential has been approved. It is only the type of residential use that we want to change. The properties are more suited to a single family use as 5 flats would create more traffic and car parking problems in this locality.

May I also remind you that no external alterations are required.

Should you require further information from me please telephone.

Yours sincerely,



G.J. Prentice

cc client





Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7278 4444
Fax 020 7974 1975
Textlink 020 7974 6866

env.devcon@camden.gov.uk
www.camden.gov.uk/planning

Mr. Prentice
G.J.P. Architects Ltd
764 Finchley Road
Temple Fortune
London
NW11 7TH

Application Ref: **2005/2454/INVALID**
Associated Ref:
Please ask for: **Sharon Bermingham**
Telephone: 020 7974 **2248**

22 June 2005

Dear Sir/Madam

Town and Country Planning Acts 1990 (as amended)
INCOMPLETE APPLICATION

Address: **The Chestnuts**
1 & 2 Branch Hill
London
NW3 7NA

Proposal Description: Change of use and works of conversion from hotel use (Class C1) to residential use (Class C3) to create two single family dwelling houses.

Thank you for your application received on 17 June 2005.

Your application has been checked and found to be **incomplete** for the following reasons:

- You haven't submitted a site location plan (please see the notes at the back of your application form). You are required to submit a site location plan at the scale of 1:1250 showing the site to which the application refers to; its boundary and the relationship to any adjoining properties. The application site should be edged in red and any adjoining land owned by the applicant edged in blue. Please submit 4 copies and submit it to the Council in order to satisfy this requirement.
- Please label all rooms on the existing and proposed floor plans.
- Please clarify the exact nature of the current use of the building and how long the use has been in operation.

Your application cannot be processed until the above points are satisfied. On return, please quote the application number.

Director of Environment Department



Wedmaier, Tim

Sharon Birmingham
Development Control
6th floor THX

From: Wedmaier, Tim
Sent: 10 August 2005 15:04
To: Birmingham, Sharon
Cc: Catherall, Nigel
Subject: Branch hill_1-2

RECEIVE
11 AUG 2005

RE: 2005/2454/P

Sharon,

Transport Planning would not raise any objections to this scheme.

The scheme involves a conversion from hotel (C1) to 2 large residential dwelling houses (C3)
As such, the scheme is subject to TR17, which requires a minimum of 1 carparking space per dwelling.
No on-site carparking is proposed, and none is feasible given the building and site constraints.
Furthermore, the adjacent road (branch hill) is not heavily parked with at least 15 of the 25 spaces in the street, vacant overnight (when residential demand is considered to be at its peak).

As such, car-free could not be required, because there will be no demonstrable harm caused to on-street parking by this scheme. Furthermore, the site does not have very good public transport accessibility and is not particularly suited to car-free housing under policy TR16.

Therefore, no objections are raised and car-free housing not required.

Tim Wedmaier

020 7974 5896
tim.wedmaier@camden.gov.uk

Senior Transport Planner
Forward Planning and Projects
London Borough of Camden
Town Hall, Argyle St
London WC1H 8ND

McEntee, Elaine

From: Bermingham, Sharon
Sent: 10 August 2005 15:08
To: McEntee, Elaine
Subject: FW: Branch hill_1-2

Hi Elaine

I think you are dealing with this case now. These are the transport obs.

Sharon

-----Original Message-----

From: Wedmaier, Tim
Sent: 10 August 2005 15:04
To: Bermingham, Sharon
Cc: Catherall, Nigel____
Subject: Branch hill_1-2

RE: 2005/2454/P

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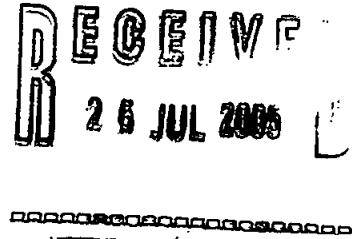
Tim Wedmaier

020 7974 5896
tim.wedmaier@camden.gov.uk

Senior Transport Planner
Forward Planning and Projects
London Borough of Camden
Town Hall, Argyle St
London WC1H 8ND

Leavesden
Branch Hill
London, NW3 7LY
Tel/Fax: 0207 794 3868

26/7 (Ad) NW/
BERS
COMT



Sharon Bermingham
Development Control Planning Services
London Borough of Camden
Town Hall
Argle Street
London WC1H 8ND

25th July, 2005

Dear Madam,

Re: The Chestnuts, Branch Hill, NW3 7NA - Application 2005/2454/P

I have no objection to the proposed change of use.

However, there is an issue with **parking** for a development with **10 bedrooms** - where both houses will be expensive! Branch Hill is a *narrow* road on the edge of Hampstead Heath, where there is already a resident parking problem - even before any allowance for visitors to the Heath. (The previous hostel residents tended not to own cars.)

The two existing extensions at the sides of the original houses, which gave extra bathrooms for the numbers in a hostel, should be made into garages on each side.

Futhermore, no indication is given of what is proposed for the relatively **large, brick building in the garden**, in which people used to be accommodated. Demolition of one of the extensions would give access for this to become garage space.

Alternatively, designation as **No Parking** buildings is possible - though unlikely to be acceptable for houses costing what these will!

I hope you will give these issues your careful consideration.

Patricia A. Carvel

10

REQUEST FOR COMMENTS/OBSERVATIONS FROM:

Hampstead CAAC

**The Chestnuts
1 & 2 Branch Hill
London
NW3 7NA**

1/8 (10) NOBS



**Development Control
Planning Services**
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7278 4444
Fax 020 7974 1975
Textlink 020 7974 6866

env.devcon@camden.gov.uk
www.camden.gov.uk/planning

Application ref: 2005/2454/P

Associated ref(s):

Date of consultation: 04 July 2005

Proposal: Change of use and works of conversion from hotel use (Class C1) to residential use (Class C3) to create two single family dwelling houses.

Comments: ☐ OBJECT ☒ NO OBJECTION ☐ COMMENT
(Please tick as appropriate)

No objection

RECEIVED
11 JUL 2005
Date: 12/7/05 Elaine

Signed:

If you would like to discuss the above application in more detail, please telephone Sharon Bermingham of North West Team on 020 7974 2248.

All comments and **returned plans**, should be sent within 21 days to:
Sharon Bermingham, Development Control, Planning, Environment Department, Camden
Town Hall, Argyle Street, London WC1H 8EQ.



INVESTOR IN PEOPLE

Director
Peter Bishop

Birmingham, Sharon

From: Farnsworth, Robert
Sent: 11 July 2005 11:59
To: Birmingham, Sharon
Subject: policy observation on 1 & 2 Branch Hill - 2005/2454/P

Electronic copy below, hard copy to follow.

Regards

Rob

Robert Farnsworth
Senior Planner, Policy and Information

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Rob Farnsworth wrote: No policy objection to loss of hotels in remote locations. Housing is the priority use of the UDP. Consequently, no objection on land-use policy grounds, subject to compliance with any other UDP policy.

5/7/5



Development Control
Planning Services
London Borough of Camden
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London WC1H 8ND

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FPP/Policy
Attn: Rob Farnsworth
5th Floor
Town Hall Extension
INTERNAL

Application Ref: **2005/2454/P**
Associated Ref:
Please ask for: **Sharon Bermingham**
Telephone: 020 7974 2248

04 July 2005

Dear Sir/Madam

Town and Country Planning Act 1990 (as amended)
CONSULTATION

Address:
**The Chestnuts
1 & 2 Branch Hill
London
NW3 7NA**

RECEIVED
16 JUL 2005

The Proposed Work:
Change of use and works of conversion from hotel use (Class C1) to residential use (Class C3) to create two single family dwelling houses.

Please find enclosed a copy of the application form and any submitted plans.

If you wish to comment, please do so in writing within 21 days from the date of this letter.

Yours faithfully

*No policy objection to loss of hotels in
remote locations. Housing is the priority
use of the UDP. Consequently, no objection.*

For Director of Environment Department on land-use policy grounds,
*subject to compliance with any other
relevant UDP policy.*



INVESTOR IN PEOPLE

Director
Peter Bishop

06/07/05