

25 Christchurch Hill
Hampstead
London NW3 1LA

5th September 2017

Charles Thuaire
Planning Department, London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London WC1H 9JE

Dear Mr Thuaire,

Appn. No. 2017/4346/P – Certificate of Lawfulness (Proposed)

We object to this application for the same reasons as those set out by Marc Hutchinson in his letter to you of today's date, sent on behalf of the H&HS. We have set out those reasons below. We regularly walk in the area and are very concerned that this application is but the forerunner of even more ambitious development plans which, if permitted, would be detrimental to lovers of the Heath.

1. The site is Metropolitan Open Land (MOL) and therefore, absent exceptional circumstances - not present here, must not be built upon. This application is an attempt to avoid the need for a planning application to construct the same types of bungalows which, it may be reasonably inferred, the applicant knows would be unsuccessful.
2. The site is exceptional and sensitive by reason of its abutting, and proximity to, the core of Hampstead Heath.
3. The proposed use is on any view a material change from the existing use. The existing use is mixed, as demonstrated by the supporting papers for the application and the evidence you will be receiving from the Vale of Health Society, and is for storage and maintenance of fairground equipment and temporary residences in caravans for travelling show people; the levels of occupation and usage of the site vary greatly according to the season. The proposed use is the erection of 12 permanent residential bungalows (see the pictures on page 9 of the Planning Supporting Statement (PSS)) with driveways and parking for cars occupying the entirety of the site. The figure of 12 appears on page 10 of the PSS and contradicts the misleading statement on the face of the application itself that only seven bungalows are proposed. The "seven" shown on the plan on page 8 of the PSS are said to be only an "illustrative example", not the actuality. This change of use is material because it will (1) alter the appearance of the whole sensitive open site, (2) increase the extent and alter the type of activity upon it throughout the year and (3) greatly increase the volume of regular traffic on- and off-site with residents' cars.
4. The proposed use is contrary to the terms of paragraph 3.244 of Camden's Local Plan.

Granting this application to build on MOL adjoining the Heath, allowing the use of an indirect procedure to avoid a proper planning application, will set a disastrous legal precedent for the destruction of many other pieces of MOL adjoining the Heath. We urge the Council to reject the application.

Yours sincerely Nicholas & Diana Evans

