
From: Charlotte Meynell
Sent: 15 June 2021 08:39
To: Planning Planning
Subject: FW: 2021/1335/P and 2021/2249/L - 3 Hampstead Hill Gardens London NW3 2PH - 3HHG

Hi,

Please can the below email be uploaded M3 and Trim for the above apps, as a consultation response on behalf of 24 Rosslyn Hill.

Thanks,

Charlotte Meynell
Senior Planning Officer

Telephone: 020 7974 2598



The majority of Council staff are continuing to work at home through remote, secure access to our systems. Where possible please communicate with us by telephone or email.

From: Christine Hereward [REDACTED]
Sent: 14 June 2021 13:33
To: Charlotte Meynell <Charlotte.Meynell@camden.gov.uk>
Subject: 2021/1335/P and 2021/2249/L - 3 Hampstead Hill Gardens London NW3 2PH - 3HHG

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Dear Charlotte,

Thank you for those clarifications. Emails from me should be taken as formal comments on behalf of the owners of 24 Rosslyn Hill (it is appreciated that they will be uploaded and so available for public viewing).

Noise and Disturbance

There does not seem to have been any consideration, either in the application documents or at Pre-App stage, of the potential for noise and disturbance – despite the considerable intensification of use that would result from the new building, with its increased floor area (over 3 levels) and with likely activities involving loud music.

The modestly-sized garden of my clients house, at 24 Rosslyn Hill, is just "over the fence" from the proposed dance-studio/gym.

Would you please clarify how (or if) you consider this issue addressed.

The proposed construction does not appear to include noise insulation measures.

Perhaps you have Conditions in mind? If you would share the wording that may alleviate the reasonable concerns of immediately adjoining neighbours.

Basement issues –

You mention that the report of Campbell Reith should be completed (and so presumably uploaded?) at the end of this week. My clients need to see that document before making any comments on basement issues, so would you please let me know when it is available. (We shall check the website, but I would not like to lose a couple days.)

Plant and equipment

Would you please confirm that

- the proposals do not include any air-con/ventilation equipment, and that
- the installation of any air-con/ventilation equipment would trigger the need for a fresh planning application.

Construction

Is the Applicant's intention to use the car-park of the former Police Station, at 26 Rosslyn Hill, and "crane in" from there?

Will you require evidence from the Applicant that that is feasible prior to the grant of planning permission?

As the Police Station is now being actively marketed, it may well be that the existing/new owner is not willing to accommodate no. 3 Hampstead Hill Gardens in this way; in those circumstances objections from neighbours in Hampstead Hill Gardens and/or concerns in Listed Building terms might well be triggered, so it would seem sensible that the matter is clarified now.

I understand that Mr Berman has no intention of undertaking any works before Autumn anyway, so there seems no reason to rush determination of the applications and risk material issues not being addressed

I look forward to hearing from you.

Regards,

Christine Hereward

ch@hereward-solicitors.com

Tel: 07900 424640

Hereward & Co, solicitors **Planning Matters**

From: Charlotte Meynell <Charlotte.Meynell@camden.gov.uk>

Sent: 14 June 2021 09:31

To: Christine Hereward <ch@hereward-solicitors.com>

Cc: Neil McDonald <Neil.McDonald@camden.gov.uk>

Subject: RE: 2021/1335/P and 2021/2249/L - 3 Hampstead Hill Gardens London NW3 2PH - 3HHG

Dear Christine,

Thank you for your emails. I was on leave for most of the week commencing 31st May and was unable to reply last week.

Please see my comments to you points in blue below.

1. Key application documents appear not to have been uploaded until 20th and 24th May, despite the D&A Statement listing the CMS and BIA as enclosures to the planning application. Has the Consultation period been re-started to run from 24th May? [The statutory consultation period finished on 6th June; however, comments on an application are accepted by email up until the point the application is decided. A decision cannot be made until a minimum of 5](#)

working days after Campbell Reith's final audit report has been published on Camden's website. Please let me know if you would like to formally comment on the application on behalf of the residents of 24 Rosslyn Hill.

2. Is the Council obtaining an assessment from Campbell Reith before these applications are determined? Do you know when that will be available? Campbell Reith are currently independently auditing the BIA, as is Camden's procedure for all applications for basement development. The audit instruction form is available to view as part of the application documents. The audit is due to be completed by the end of this week. If you would like to make any comments specific to the basement development aspect of the scheme, please send them to me early this week if possible so that Campbell Reith can consider them within their audit report.
3. The BIA seems to be missing Appendices. I've looked through the BIA again and cannot see what appendices are missing. Please can you clarify. Please note that if any required information is missing, this will be picked up by Campbell Reith and requested as part of the BIA audit process.
4. The Planning Statement refers to Pre-App Advice being included with the planning application. However, it has not been uploaded – please remedy that without delay. The pre-app advice has now been uploaded to the application – I apologise for the delay with this.
5. The Pre-App reference cited on the Application Form is 2020/3828/PRE. In accordance with Camden's new processes, presumably the Pre-App Advice and submission should have been uploaded under that reference? (I've searched under various permutations, but cannot find them.) The pre-app advice has now been uploaded to the planning application as per Camden's new processes. Applications for pre-application advice do not appear on the planning search.
6. None of the application documents mention the potential for noise and disturbance, noise insulation measures and how Conditions should be used to address disturbance. Have you yet consulted Environmental Health?
I'm keen to see their Consultation response The Environmental Health Noise Pollution team are not consulted on applications for ancillary outbuildings to single dwellinghouses. Environmental Health would only be consulted on the proposal if it was introducing new plant, which is not the case with this application. Environmental Health legislation would control the construction hours of the development, if planning permission is granted. If planning permission is granted, a condition would be added to ensure that the outbuilding is only used as ancillary space to the main dwellinghouse.
7. Various of the application documents (including the Construction Method Statement and BIA) refer to the Applicant's hope that construction materials will be "craned in" from the car park of 56 Rosslyn Hill. This appears a significant error, as no. 56 is much higher up Rosslyn Hill. Presumably the applicant means no. 26, i.e. the former Police Station? Are the application documents being corrected?
Is there any update on the Applicant's arrangements with the owner of the adjoining site? As the site is located within a Construction Management Plan (CMP) Priority Area, it is likely that a Section 106 Legal Agreement would be required to secure a CMP to manage and mitigate the construction impacts of the scheme, if planning permission is granted. The CMP would cover all aspects of the construction process. I am waiting to hear back from the Council's Transport Planning team for confirmation of this requirement.

I look forward to receiving your comments on the above or a formal consultation response on behalf of 56 Rosslyn Hill as soon as possible.

Kind regards,

Charlotte Meynell
Senior Planning Officer

Telephone: 020 7974 2598



The majority of Council staff are continuing to work at home through remote, secure access to our systems. Where possible please communicate with us by telephone or email.

From: Christine Hereward <ch@hereward-solicitors.com>
Sent: 09 June 2021 17:09
To: Charlotte Meynell <Charlotte.Meynell@camden.gov.uk>
Cc: Neil McDonald <Neil.McDonald@camden.gov.uk>
Subject: 2021/1335/P and 2021/2249/L - 3 Hampstead Hill Gardens London NW3 2PH - 3HHG
Importance: High

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Dear Charlotte,

I am very concerned not to have heard back from you on my email below, and have been unable to reach you by phone. (I have also checked the webpage, and there is nothing new there.)

My clients' home is at 24 Rosslyn Hill, and could be seriously impacted by the development which is proposed just "over the fence" at 3 Hampstead Hill Gardens.

As identified in my email of 31st May (below) various pieces of information are missing from the application documents, and there are other issues on which we require your confirmation before we can clarify whether my clients object and if so on what grounds.

Would you please get back to me without further delay. I am generally contactable on 07900 424640

Regards,

Christine Hereward
ch@hereward-solicitors.com
Tel: 07900 424640

Hereward & Co, solicitors **Planning Matters**

From: Christine Hereward
Sent: 31 May 2021 23:27
To: charlotte.meynell@camden.gov.uk
Subject: 2021/1335/P and 2021/2249/L - 3 Hampstead Hill Gardens London NW3 2PH - 3HHG
Importance: High

Dear Charlotte,

I have been consulted by neighbours who have concerns about the potential impacts of this development.

Having reviewed the application documents, I'd be grateful if you would first clarify certain points as listed below.

I'd welcome going through these over the phone (which should be much quicker).

1. Key application documents appear not to have been uploaded until 20th and 24th May, despite the D&A Statement listing the CMS and BIA as enclosures to the planning application.
Has the Consultation period been re-started to run from 24th May?
2. Is the Council obtaining an assessment from Campbell Reith before these applications are determined? Do you know when that will be available?
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Is there any update on the Applicant's arrangements with the owner of the adjoining site?

Regards,

Christine Hereward

Hereward & Co, solicitors
Planning Matters

www.hereward-solicitors.com

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Case Officer - Charlotte Meynell 2598

Comments Until 06-06-2021

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