

LONDON BOROUGH OF CAMDEN
PLANNING COMMITTEE
THURSDAY 8TH JUNE 2022

SUPPLEMENTARY AGENDA

ITEMS ON THE AGENDA

ITEM 10 (4&5) 14 HAMPSTEAD HILL GARDENS, LONDON, NW3 2PL

Supplementary information

None

Written Submission

A written submission objecting to the application has been received from Christine Hereward representing neighbouring residents Melvyn Bragg and Gabriel Clare-Hunt
(Pages 7 - 8)

Deputations

None

Rebecca Taylor
for the Borough Solicitor

Issued on Wednesday 8th June 2022

Please note that any views expressed or statements made in the written submissions or deputation statements are personal to the maker of the representation and do not represent the views of the Council. The Committee will however take these representations into account to the extent that they are relevant to planning issues being considered at the meeting.

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ITEM 10(4&5)

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WRITTEN SUBMISSIONS

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Hereward & Co, solicitors
Planning Matters

Rebecca.Taylor@camden.gov.uk planningcommittee@camden.gov.uk 6th June 2022

Dear Chair and members of the Planning Committee,

Planning Committee Thursday 9th June 2022
Items 4 and 5 - 2020/2165/P and 2020/5187/P - 14 Hampstead Hill Gardens

I write on behalf of the owner-occupiers of the next-door property (12 Hampstead Hill Gardens), Melvyn Bragg and Gabriel Clare-Hunt.

1. Planning units and lawful use

The Lawful use of 14 Hampstead Hill Gardens is as four flats (as mentioned in para 1.1 of the Officer's Report). Council Tax records for the flats go back over 20 years.

However, the applications before your Committee would deprive three of the flats from access to any external amenity space. Only the lower-ground floor flat is able to access any garden under these retrospective proposals. There is no consideration of this issue in the application documents, nor in the Officer's Report.

Surely the Council should not be granting applications which create one "luxury" flat - giving it sole benefit of a large garden, with the result that the other 3 Lawful dwellings (permanent residential accommodation, within Use Class C3) are deprived of any external amenity space whatsoever?

Furthermore, over recent months all but the lower-ground floor of no. 14 seems to have been in use as short-stay apartments (within Use Class C1). Images on various web-sites indicate that the ground-floor upwards of no. 14 has been converted into 5 Airbnb-type units.

Such sub-division and/or short-stay use are serious breaches of planning control which "fly in the face" of your Council's policies on retention of permanent residential dwellings.

If the Council were, by granting the current applications, to remove access to external amenity space from flats on the ground, first and second floors of no. 14 that would doubtless later be put forward as a justification for continuation of the short-stay operation and/or the creation of smaller units (less suitable for families to live in).

A separate but related point - The "Site location plan" on page 3 of the Officer's Report is not correct; that red line includes only half of the rear garden to which application 2020/5187/P relates. The application site is correctly shown by the green line on the plan at page 22 of the Officer's Report.

2. Conditions

Various requirements which are specified in the Drainage report as pre-requisites to that specialist's positive conclusions would not be secured by the draft Conditions currently contained in the Officer's Report.

The draft Conditions are lacking in other respects also: poorly drafted, various omissions, imprecise, very difficult – if not impossible – to enforce.

A tracked-changes version of the Conditions is being shared with your Officers, for use in preparation of any Supplementary Report.

3. Enforcement

We ask that your Committee's resolution include Enforcement without delay against: -

- i) the use of parts of no. 14 as short-stay accommodation
- ii) sub-division of the three Lawful flats on the ground, first and second floors
- iii) removal of the front boundary wall (which is facilitating unauthorised cross-over of the footpath by cars).

Yours sincerely,

Christine Hereward

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Planning Matters

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