

[REDACTED]

From: Dolmans, Maurits [REDACTED]
Sent: 29 December 2022 22:57
To: Planning Planning
Cc: Maurits Dolmans
Subject: Planning Applications for 28 Church Row, NW3 6UP - 2022/3772/P & 2022/4337/L

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Dear Ms Meynell:

We refer to the applications mentioned above. We understand that the request is to change the use of the first floor of 28 Church Row from office to residential and to obtain approval for internal alterations.

Based on what little information is available, we think there are various reasons to decline the application.

First, the house is listed Grade II*, which means the interior should be protected as well. We refer to, and agree with, the letter of Mr. David Milne, explaining the historical context and that *“the planning applications don’t give proper consideration as to how the “associated internal alterations” will impact the pine wood panelling, cornices, fireplaces or flooring. ... it is difficult to see how this isn’t going to cause irreparable harm to the listed asset. Worryingly the applicant states that “The listing for no. 28 refers only to its exterior” and by implication that it doesn’t apply to its interior.”*

Second, the building at 28 Church Row is part of the rich history of Hampstead, including not only residential but also commercial use. A little bit of research, and conversations with neighbours, reveal a long list of interesting mixed use in 28 Church Row, adding to the social diversity that makes Hampstead appealing, and that is under threat as it is. Examples include the offices of C.B. King (the [advertising](#) of whose firm is still visible on the Heath Street side of the house) for more than a century it appears; the office of the [Co-Operative Women’s Guild](#) led by [Margaret Llewelyn Davies](#), the [International Cooperative Women’s Committee](#); the studio of Sir Muirhead Bone; Barron and Smith architects; and so forth. We think it appropriate for the building to remain in mixed use as part of that diverse history. The restaurant on 28 Church Row is an Hampstead institution – and we are concerned that residential use of the other floors will be an excuse to demand a further change of use to eliminate the restaurant as well. That would be a real shame. We should add that the statement suggesting that there is no demand for office space is surprising. This is a desirable area, commercially too, and as far as we are aware and could see, these floors have been in use as office space for decades, uninterrupted.

Third, additional apartments and flats will undoubtedly give rise to greater demand for parking, and more traffic. Traffic is dense already, leading to excessive pollution, and current residents cannot find parking space as it is.

Finally, we note that no environmental concessions are made (like heat pump, solar, reuse/recycling of historical building material, etc). In the current environment of a climate crisis, we think that this should be required.

We would appreciate being kept informed. Thank you very much.

Yours sincerely,
Erika and Maurits Dolmans

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[REDACTED]

From: Esther Fitzgerald [REDACTED]
Sent: 30 December 2022 09:02
To: Charlotte Meynell; Planning Planning; Gio Spinella (Cllr); Esther Fitzgerald
Subject: Application Number. 2022/3772/ P. Associated Application number 2022/4337/L

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Application Number. 2022/3772/ P. Associated Application number 2022/4337/L

[REDACTED]

Please would you consider the below points before changing usage of the 1st floor :

Point 1. Confusion as to why Central Property are seeking change of use.
The offices on the first floor were always fully occupied, both during and after Covid and for the 29 years that I have lived here.

Point 3 History of building as mixed use

The underground coming to Hampstead and it becoming the home of intellectual thinkers is what has given Hampstead its identity in the last 100 years. The mix of business and renting of rooms exercised by the building's previous owner C.B. King illustrates how these two things coexisted and added to social diversity.

It is possibly that 28 Church Row is one of London's most historical, mixed used buildings .

C.B. King builder, worked from the ground floor for over 60 years .His family had been builders in Hampstead for over 200 years .He rented rooms and offices in the building to the following:

Margaret Llewelyn Davis had the offices of The Woman Co -Operative Movement on the first floor , her aunt Emily Davis was the founder of Girton College,Cambridge .Her brother was the father of The Peter Pan boys that inspired J.M Barrie .Virginia Woolf writes about visiting 28 Church Row . Leonard Woolf worked there.

The corner room on first floor was the studio of Muirhead Bone . The oversized studio windows were put in for him.

Compton Mackenzie wrote Whisky Galore in one of the other rooms. The artist Horace Taylor worked in the studio on second floor. Pearson the architect had offices there.

Charles Aitken director of the Whitechapel Art Gallery and later the Tate also lived on the second floor for over 30 years. Tagore visited in 1913 when he was in London receiving his Nobel prize for literature. After meeting Pearson in 28 Church Row, Pearson introduced him to Gandhi.

Later John Fowles wrote The Collector there.

Below are photographs and paragraphs from various books referring to 28 Church Row.

The largest Sarcophagus in the Hampstead graveyard belongs to Charles Bean King - carved in stone is 28 Church Row



28 church Row with CB King in 1934



The side elevation of 28 Church Row that corners with Heath Street. (currently) Illustration on brickwork showing C.B. King was established in 1746 as estate agent, decorator, gas, hot water and sanitary engineer.

This is a small section from Frederic Whyte biography "A Bachelors London" Page 277 and 278



Below is copied from the Streets of Hampstead by Christopher Wade where he describes 28 Church Row - "deserves a book to itself"



In the 1960s Barron and Smith architects take over the ground floor and in the 1980s take on the first floor.

From late 1950s there is a restaurant in the basement.

In the history of the building the first floor was only a residential apartment for a very short time.

It is very important to maintain the integrity of the buildings history . This is not just another residential block. Neither is it an 18th century building that can ever be restored back to its 1712 origin without redesigning Hampstead .

Practical Difficulties of building construction

Currently experienced by flat 2 Church Row

28 church Row was built in 1712 before plumbing had been developed . Heath Street hadn't been constructed .

The building does not lend itself to multi domestic occupancy with all that modern day living requirements.

1. When the restaurant downstairs draws off water, it is not possible to get water in my flat for a bath.

2. About 20 years ago ,the old 18th century ceiling was removed from the first floor office by David Green who rented the first floor at that time . This was previously an affective sound proofing but it was replaced with inadequate modern sound proofing
Therefore the sound proofing between the second floor and the first is woefully inadequate,I can hear almost everything that is said in the corner room. Fortunately I don't currently use the corner room during the day .

3. There are no longer facilities for putting domestic rubbish out and it is only collected once a week .

4. Residential parking is already a huge problem.

This is a beautiful building it is a privilege to live in!

Virginia Woolf in the forward to "Life As We Have Known" in 1930 writes of her visit to 28 Church Row " I must pause on the threshold of that very dignified old house with its 18th century carvings and panelling."

Queen Anne houses were much admired by the modernist. Charles Bean King main business was restoring Queen Anne houses . Famously he restored number 24 Church Row.

We have a lot of detail of the people that lived here in the early 20 th century. It is important to reflect this history .I would ask you to respect its mixed use and all the advantages that provides to our current way of life .

Esther Fitzgerald

Sent from my iPhone
Esther Fitzgerald

