

From: Charlotte Meynell
Sent: 03 January 2023 10:39
To: Planning Planning
Subject: FW: Application Number. 2022/3772/ P. Associated Application number 2022/4337/

From: Jaja Hargreaves
Sent: 31 December 2022 04:13
To: Charlotte Meynell [_____](#)
Subject: Application Number. 2022/3772/ P. Associated Application number 2022/4337/

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Dear Ms Meynell:

I write to you in reference to the application mentioned above.

I 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, I think there are various strong reasons to decline the application.

Firstly, the house is listed Grade II*, which means the interior should absolutely be protected as well. I would like to point out that I agree with Mr. David Milne's letter. He clearly explains 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.”

Secondly, the building 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 office of C.B. King (the advertising of whose firm is still visible on the Heath Street side of the house); 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; etc. I think it appropriate for the building to remain in mixed use as part of that diverse history. The restaurant on 28 Church Row is a Hampstead institution – and I am 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. I should add that the statement suggesting that there is no demand for office space is surprising. This is a desirable area, and as far as we are aware, these floors have been in use as office space for decades, uninterrupted.

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

I would appreciate being kept informed.

With kind regards,

Jaja Hargreaves,

Director of Gardnor Mansions Limited