
From: Charlotte Meynell
Sent: 18 January 2023 16:05
To: Planning Planning
Subject: RE: Planning Application 2022/3772/P and Listed Building Application 2022/4337/L

[REDACTED]

Thanks,

[REDACTED]



From: Planning Planning <Planning@camden.gov.uk>

[REDACTED]

Subject: FW: Planning Application 2022/3772/P and Listed Building Application 2022/4337/L

[REDACTED]

Kind Regards

[REDACTED]

Telephone: 020 7974 6116

Please consider the environment before printing this email.

From: David Saxby [REDACTED]
Sent: 17 January 2023 22:12
To: Planning Planning <Planning@camden.gov.uk>
Subject: Planning Application 2022/3772/P and Listed Building Application 2022/4337/L

[REDACTED]

FAO Charlotte Meynell

Dear Charlotte

Planning Application 2022/3772/P and Listed Building Application 2022/4337/L

I note the above Planning Application is only necessary by virtue of the Article 4 Direction to Remove Class E Residential Permitted Development Rights that was approved by Councillor Danny Beales, Cabinet Member for New Homes, Jobs and Community Investment in June 2022

The [evidence](#) collected in support of this decision sets out the clear reasons why this application should not be permitted. It noted that the adverse impacts of such change, if permitted, to include:

- *loss of viable commercial space with a related loss of existing business and jobs causing a reduction in economic activity and output*
- *increased rents in remaining commercial premises adversely affecting the availability of premises for small firms and start-ups*
- *the direct loss of 'town centre' floorspace and uses reducing the vitality and attractiveness of centres and their ability to act as centres of local communities in terms of services, facilities and employment*
- *risk to human health where air quality is poor, affecting those more vulnerable for residential uses (children and elderly).*

The evidence also noted:

Hampstead. *A hub that comprises smaller offices occupying properties such as former light industrial, stables, garages, coach houses, and mews amongst the existing residential stock and also upper parts in the high street. It has good public transport links with both Hampstead (Northern Line) Underground Station, Hampstead Heath overground station for Stratford and Richmond.*

For well over 100 years, 28 Church Row has been exactly the type of building that contributed to Hampstead vibrancy as such a mixed-use hub, and is exactly the type of building that is most at risk of loss through conversion to additional private residential use. As such, to permit the application would be clearly contrary the Council's own Policy and to the detriment of the Borough economically, culturally, and socially.

With respect to the merits of the associated Listed Building application, the applicant and their agents appear to show an alarming lack of awareness of what a Listed is – suggesting the Grade II* Listing only relates to the exterior – and the potentially damaging impacts their proposals would likely have on the historic fabric; little consideration seems to have been given to how domestic services such as water, waste, extract ventilation would be installed in the first floor and routes to exit the building. Similarly matters such as achieving either fire or acoustic separation would be achieved between the new and existing dwelling do not seem to have been considered. There is a great risk that this work would result in harm/loss of historic fabric both internally and externally.

Additionally, little consideration seems to have been given to the necessary external amenity for any potential future residents, with an absence of any private or communal external amenity space, any space for storage of bikes or buggies, any space for storage of refuse, etc. Evidently neither would the new dwelling be accessible to anyone, potential occupant or visitor, in a wheelchair.

Further, given the location of 28 Church Row on the Corner of Heath St, it is likely that the amenity of any future residents amenity would be impact by traffic noise. This is likely to lead to requests for further alteration to the fabric of the Grade II* Listed Building through either replacement or secondary glazing, potentially mechanical ventilation, and probably air-conditioning. Office use is clearly far more tolerant of this background noise.

Finally, I am surprised by the evidence the applicant has put forward regarding a lack of demand for office space in Hampstead, which not only appears contradicted by other comments submitted relating to the applicant's refusal to renew the lease of an existing tenant of the first floor in 28 Church Row, but also the generally high levels of

occupancy in Hampstead's relatively few other workspaces – a brief check on the internet quickly illustrates how little availability there is.

It seems on the basis the above considerations, neither of the applications can be permitted without contradicting the Council's own policies and objectives, and without detriment to the Borough. I hope these observations are helpful.

Yours sincerely,

David Saxby

7 Church Row
London
NW3 6UT