



## HAMPSTEAD NEIGHBOURHOOD FORUM

10 July 2019

Samir Benmbarek  
Regeneration and Planning  
Development Management  
London Borough of Camden  
Town Hall  
Judd Street  
London WC1H 9JE

Re: 2019/3214/P, 55 Heath Street

Dear Samir,

The Hampstead Neighbourhood Forum objects to the proposed change of use from retail to residential as contrary to Policy EC1 of the Hampstead Neighbourhood Plan, which states “where permission is required, the change of use of space in Class A or B1a uses at first floor or higher above shops to residential occupation will not be supported unless it can be shown that there is a long history of vacancy.” The Plan further requires evidence that the property has been marketed at a realistic rent for at least two years in order to show that properties are no longer viable for commercial purposes.

If the current tenant no longer has need of the upper two floors, then the arrangement proposed for creating a lobby to service the residential flats could be employed to service commercial tenants.

Commercial properties, once converted to homes, are likely to stay in residential use, as observed in the Camden Local Plan, leading to ever decreasing availability of retail and office footage in the Hampstead. We note that 55 Heath Street is within the Article 4 Direction area removing permitted development from office (B1A) to residential (C3).

We urge Camden to reject this proposal as detrimental to the vitality of the Village Centre and the local economy.

Sincerely,

Janine Griffis  
Chair, Hampstead Neighbourhood Forum