



## HAMPSTEAD NEIGHBOURHOOD FORUM

Obote Hope  
Camden Planning Solutions Team

3 November 2022

Re: 11 Hampstead High Street, Planning Reference 2022/0700/P

Dear Obote,

The Forum is concerned about the permanent loss of commercial space to residential, which would be contrary to Policy EC1 of the Hampstead Neighbourhood Plan.

The proposal is to decrease the existing ground floor commercial area from 164 sq/m to 112 sq/m i.e. a loss of 52 m<sup>2</sup>, a 32% loss.

At lower ground level the reduction is 123 m<sup>2</sup> to 69.6 m<sup>2</sup>, a 43 % loss.

The Plan asks applicants applying for a change of use to demonstrate a long history of vacancy. At the very least, we would expect the applicant to present a strong case to justify the permanent loss of commercial footage in a prominent High Street location: for example, a market report/appraisal from a reputable retail property agent demonstrating that this size unit would be more desirable to tenants.

Yours sincerely,

Alex Nicoll  
Hampstead Neighbourhood Forum