

2025/3654/P 57 Hemstal Road, London, NW6 2AD

The Fortune Green and West Hampstead NDF objects to this scheme.

The NDF would first like to point out that there is a serious error in this application. It is stated in the Design , Access and Planning Statement, Planning History that:

“In addition: 59 Hemstal Road (adjacent) – 2022/0456/P – Granted: Change of use of a ground floor commercial unit to residential use and associated alterations. This provides a recent and directly relevant precedent for the current proposal.”

However, 2022/0456/P appears in the Camden Planning Application Search as:

“164 Haverstock Hill London NW3 2AT (2022/0456/P) Granted (Apr 28 2022) - Full Planning Permission Erection of single storey timber-clad outbuilding in rear garden”

There is an application, 2024/4616/P, for 59 Hemstal Road: Proposed change of use of ground floor commercial unit from (Class E) to residential (Class C3); associated alterations to shopfront. However this was refused and is now subject to an appeal.

That said, our objection to this application is very similar to the one we made for 59 Hemstal Road. There is a presumption in the Neighbourhood Plan in favour of retaining existing employment sites. (See extract from the NDP below.) The NDF is also aware of the continuing danger of losing local shops in ground floor premises, as the loss of a commercial premise is never likely to be reversed.

In Hemstal Road the ground floors of the following addresses are, or were until recently, commercial premises, largely shops and service businesses.

They are all in a single arcade, 51 to 63.

51 Still commercial, Dry Cleaner.

53 Apparently still commercial, unknown.

55 Converted to residential with planning permission in 2013, ie. before implementation of the Neighbourhood Plan.

57 Still commercial, Accountants.

59 Still commercial.

61 Still commercial, Shop.

63 Converted to residential in 2012 on application because “The use as a single dwelling house began more than four years before the date of this application.” Again, before the implementation of the Neighbourhood Plan.

Number 65 is not part of the Hemstal Road arcade of shops, being located across Kingsgate Road.

Therefore, we do not see any precedent in Hemstal Road for converting commercial premises to residential, as the only two that have been converted were approved before the implementation of the Neighbourhood Plan in 2015.

Extract from Fortune Green and West Hampstead NDP. Page 51 "Policy 12: Business, Commercial and Employment Premises and Sites. Development in Fortune Green and West Hampstead shall promote economic growth and employment. Developments that provide sites and premises for business, commercial and employment use will be supported. Development of commercial and mixed use premises and sites shall promote economic growth and employment, where viable and appropriate by: i. A presumption in favour of retaining existing employment sites....."