



HAMPSTEAD NEIGHBOURHOOD FORUM

24 November 2020

Obote Hope
Planning Solutions Team

Re: 2020/4635/P, 5 Pilgrim's Lane NW3 1SJ

Dear Obote,

The Hampstead Neighbourhood Forum objects to the proposed two-storey rear extension as damaging to the neighbour's amenity and therefore contrary to the Hampstead Neighbourhood Plan DH1, DH2, as well as D1 of the Local Plan, Camden guidance (Amenity) and the Hampstead Conservation Area Statement. We further object to the proposed changes to the front garden and note that the applicant has felled trees in the front garden without planning permission.

The second storey proposed for the rear garden would overwhelm the small rear garden of No. 3 Pilgrim's Lane (Grade II*), diminishing its outlook and creating a sense of enclosure, and so degrading the setting of this important heritage asset. DH1 of the Hampstead Neighbourhood Plan requires development proposals to protect the amenity and privacy of neighbouring properties and DH2 states that proposals must seek to protect and/or enhance buildings that make a positive contribution to the conservation area.

We note that no day light and sunlight study of the impact on no. 3 has been conducted, contrary to the guidance in CPG Amenity. The emerging Hampstead Conservation Area Statement and Camden's planning guidance on extensions both state that extensions should be no more than one storey in height.

The applicant in November 2020 removed the trees noted in the application (partially visible on page 23 of the Design and Access Statement) without seeking or obtaining planning permission (see photos below). This action is contrary to D1 of the Local Plan which requires development to "preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage."

The leafy aspect of the front gardens of the two infill houses, 5 and 5a, helps to soften the juxtaposition of the new houses inserted amid listed buildings and other heritage assets. The proposal would reduce the area of front garden, in favour of hard landscaping, limiting the green aspect.

For these reasons, the Forum would recommend refusal.

Sincerely,

Alex Nicoll



Google maps -July 2019



Recent felling of trees, 9 November 2020