



HAMPSTEAD NEIGHBOURHOOD FORUM

Obote Hope
Camden Planning Solutions Team

Re: Planning Reference 2023/3478/P, Basement Flat 62 Pilgrim's Lane London NW3 1SN

Dear Mr Hope,

The applicant proposes to build a garden pavilion in an important biodiversity corridor identified in Policy NE3 of the Hampstead Neighbourhood Plan (Corridor D, the gardens between Downshire Hill and Pilgrim's Lane).

NE3 states that proposals should not diminish the ability of biodiversity corridors to provide habitat and the free movement of wildlife.

The pavilion – which, according to the plans, may be used as an additional bedroom -- is overly large, 24sqm according to our calculations (not provided in the plans). It appears that it would take up all of the remaining planted area of the garden, much of which has been lost to previous extensions. The existing tree would be removed and there would be very little space remaining within which a mature tree could grow, contrary to NE2 (4): “Where there are no existing trees on a site, unless it can be demonstrated as unfeasible or non-viable, development should allow space for the future planting of trees well suited to local conditions.”

For these reasons, we recommend that Camden refuse the proposal as submitted.

Yours sincerely,

Alex Nicoll
Chair, Hampstead Neighbourhood Forum