

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/5407/P	Jonathan Aihun	26/02/2024 21:07:52	OBJ	Dear Sophie Bowden, My name is Jonathan Aihun, a resident at Flat 3, 23 Hampstead Lane, N6 4RT, and a longstanding member of the Highgate village community. I am writing to bring to your attention to this concerning planning application submitted via the Camden Planning Portal only 4 days ago (Application No. 2023/5407/P) by the same proprietors of Basement Flat A, 23 Hampstead Lane. This is alongside application 2023/5037/P being dealt with by Mr Blythe Smith for the same property. This application is for a Garden Room, which they have already started to develop by excavating in order to lay electrical cable and water supply. This proposed garden room sits in the middle of a shared garden, where they are proposing the construction of a solid structure - a full-height Garden Room in the middle of this plot of land. This development is causing significant concern among myself, the other residents of 23 Hampstead Lane, and neighbouring homes. The absence of the current planning application (2023/5037/P) submitted by Pascall and Thornton in these plans raises concerns. I believe the proposed construction of a rear extension will likely influence considerations for granted permissions regarding the construction of an additional garden room. The suggested garden room, with its imposing stature, will cast substantial shadows upon our immediate surroundings. Such a dominating structure poses a threat to the openness of our existing space, obstructing vital natural light and impeding the picturesque views of the surrounding landscape. This encroachment not only severs our visual connection to the outdoors but also disrupts the equilibrium of our surroundings. I believe that this garden room would not respect and preserve the historic pattern of this conservation area, and that it would harm the existing open and rural character of the garden. It will look distinctly out of place as no other garden on this row of Hampstead Lane has a Garden room directly in the middle of the garden. They propose to use materials including UPVC for doors that do not sit in line with this garden outlook. The unauthorized initiation of construction on the proposed garden room has triggered significant alarm, heightening concerns about its potential impact on all nearby properties. Thornton & Pascall have commenced construction activities without planning permission. The decision to proceed without due consideration for the implications seem presumptuous, leaving us anxious and uncertain about its effects on our homes and daily lives. This garden room would also cause loss of privacy as it would give a direct view into bedroom 1 & bedroom 2 located at the rear of the building, as well as all the other residents bedrooms. This even more so the case for Flat 2 as it will be parallel to Flat 2's Bedrooms and will be very invasive. I am also concerned this garden room would cause an unacceptable amount of light pollution for all the bedrooms of 23 Hampstead Lane, due to its location and proposed materials. This development will also take a long time to complete meaning, constant noise disruption for extended periods of time. Moreover, the photograph outlining the proposed building's footprint in the Heritage Access Statement fails to represent the size of the garden room, which is in fact much larger and more imposing. Several disconcerting discrepancies have been identified in the application form submitted by Pascall and Thornton. They claim no work has commenced, however this is untrue & also state there will be no potential loss of garden which is

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				<p>also untrue.</p> <p>The disparities between the image and the actual dimensions do not allow for a fair and comprehensive understanding of the actual space & layout. The 'Block Plans' featuring drawings to show the garden area of 23a Hampstead Lane inaccurately portray the garden split between 23a and 23b, which falsely suggest the garden of 23a is significantly larger than its actual true size.</p> <p>If this development proceeds, it would undoubtedly substantially depreciate the value of my property. The proposed changes would impact my privacy, presenting issues like overshadowing and undesirable views, and combined with application 2023/5037/P this would create a sense of being surrounded by metal & glass structure, where previously surrounded by a beautiful garden outlook. Together, these factors would render my property less attractive and valuable, adversely affecting both its present and future appraisal.</p> <p>I regrettably must voice my objection to the proposed planning application.</p> <p>Thank you for your time and consideration its very much appreciated.</p> <p>Many thanks</p> <p>Jonathan Alhun</p>

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2023/5407/P	Jan Bowmer	26/02/2024 21:09:39	OBJ	<p>Dear Sophie Bowden and Camden Council,</p> <p>My name is Jan Bowmer, of Flat 2, 23 Hampstead Lane, N6 4RT where I have lived peacefully for over 20 years.</p> <p>I am reaching out to bring attention to a planning application submitted only four days ago (Application No. 2023/5407/P) by the same owners of Basement Flat A, 23 Hampstead Lane. This is in addition to application 2023/5037/P, currently being addressed by Mr Blythe Smith for the same property.</p> <p>The application pertains to a Garden Room, where unauthorized initiation of construction has begun with excavation for laying electrical cables and water supply pipes. The proposed garden room is situated in the middle of our shared garden, with plans for a full-height Garden Room in the middle of the plot of land.</p> <p>The current property owners seem to be deviating from established procedures with activities that have not yet received council planning approval. The absence of the current planning application (2023/5037/P) for a lower ground floor rear extension submitted by Pascall and Thornton in these plans raises concerns, as I believe the proposed construction of a rear extension will influence the decision for granted permissions regarding this construction of an additional full size garden room. Combining these 2 applications results in a huge development turning all available outdoor & garden space into glass and metal structures, not concurrent with the beautiful garden areas of 23 Hampstead Lane.</p> <p>The suggested garden room, with its imposing stature, casts shadows on our surroundings, posing a threat to the openness of our existing space, obstructing vital natural light, and impeding picturesque views of the surrounding landscape. This encroachment not only severs our visual connection to the outdoors but also disrupts the equilibrium of our surroundings.</p> <p>This garden room would also cause a considerable loss of privacy for myself, as it would give a direct view into my bedrooms as it will sit parallel on the same level, & will be very invasive. I am also concerned this garden room would cause a considerable amount of light pollution for my bedrooms as again it sits directly opposite with a direct view into my property & main bedroom.</p> <p>The proposed design strikes me as excessively large, and disproportionately extensive in relation to the surrounding environment, especially when proposing to place it directly in the centre of our shared garden. I believe that this garden room would not respect and preserve the historic pattern of this conservation area, and that it would harm the existing open and rural character of the garden. It will look out of place as no other garden on this row of Hampstead Lane has a Garden room in the middle of the garden.</p> <p>The unauthorised initiation of construction on the proposed garden room is alarming, heightening concerns about its potential impact on all nearby properties. I am also concerned this garden room would cause an unacceptable amount of light pollution for all the bedrooms of 23 Hampstead Lane, due to its location and proposed materials.</p>

Moreover, the photograph outlining the proposed building's location and size in the Heritage Access Statement does not represent the scale of the garden room, misleading viewers. The disparities between the image and the real dimensions detract from a comprehensive understanding of the garden layout. The 'Block Plans'

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				featuring drawings illustrating the garden area of 23a Hampstead Lane do not portray the true shared garden split between myself & 23a, suggesting that the garden of 23a is significantly larger.
				The design and access statement also implies the property is a house, however it is a block of residential flats with, as mentioned before, a shared garden split in two between myself & 23A. To note, my garden is behind the proposed garden room as theirs effectively sits in the middle of this shared garden.
				Several discrepancies have been identified in their application form. Particularly the false assertion claiming the work has not already started. They also claim in their response there is no potential loss of garden land, which is untrue. The submitted plans lack detail and clarity, and the specified materials, including UPVC doors and windows which are not allowed in this conservation area.
				The disparities between the image and the actual dimensions do not allow for a fair and comprehensive understanding of the actual space & layout. The 'Block Plans' featuring drawings to show the garden area of 23a Hampstead Lane inaccurately portray the garden split between 23a and 23b, which falsely suggest the garden of 23a is significantly larger than its actual true size.
				The rear garden was designed with the amenity and enjoyment of the residents in mind. Historically, the rear of the garden is in Hampstead Lane which looks back onto Fitzroy Park represents a corridor that is particularly rural in outlook, with mature trees and back-to-back gardens and a low existing level of light pollution.
				I am also concerned that this will affect the value of my property due to all the reasons above causing loss of amenity, and involves removing a large portion of our shared garden which is of considerable beauty. This large-scale development mixed with application 2023/5037/P will also take a long time, meaning noise disruption for extended periods.
				My partner and I enjoyed almost 20 years of a peaceful and rural rear outlook. Now that my partner has passed away, I am concerned for my future in a flat where my privacy could be severely compromised. I'm afraid, therefore, for these above reasons, I must strongly object to this planning application.
				Yours sincerely Janice Bowmer

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2023/5407/P	Nava Arieli	26/02/2024 21:27:08	OBJ	<p>Dear Sophie Bowden / Camden Council,</p> <p>I am the longstanding resident and owner of flat 4 at the concerning address. I am also the former secretary of Pleasant View Property Management Ltd, the management company owned and operated by the lessees of the four flats at number 23 Hampstead Lane. This company is responsible for the maintenance of the property. It is also Pleasantview's duty to protect the integrity of the building and ensure that the conditions of the leases and covenants are adhered to for the amenity and benefit of all residents.</p> <p>I am reaching out to bring attention to a planning application No. 2023/5407/P, by the owners of Basement Flat A, 23 Hampstead Lane, who filed another planning application 2023/5037/P for a lower ground floor extension that will almost adjoin to this purpose garden room. This other application is being addressed by Mr Blythe Smith. The lack of connection between this lower ground floor extension application (2023/5037/P) submitted by Pascall and Thornton worries me, and I believe the proposed construction of this rear extension will influence permissions regarding the construction of an additional garden room.</p> <p>The current property owners again seem to be deviating from the established procedures, by proceeding with activities that have not yet received council planning approval. Construction is already in progress for this proposed garden room, which is positioned in the centre of a communal garden between flat A & Flat 2, where they intend to create a full size Garden Room within the heart of garden.</p> <p>The proposed garden room is imposing & looks incoherent with the surroundings, and would not respect and preserve the look of this conservation area, as well as the existing open and rural character of the garden at current. It will look completely out of place as no other garden has what Thornton & Pascall are proposing. They propose to use materials like UPVC for doors & windows that will ruin the green outlook. This proposed garden room due to its size & location will cast a large shadows and threaten the beauty of our existing space. This will look out of place & disrupts the natural beauty of the garden passage along 23 Hampstead Lane which joins with gardens on Fitzroy Park.</p> <p>This garden room would also cause loss of privacy as it would give a direct view into all the bedrooms of all residents in the apartment block, which are all located at the rear of the building. I am also concerned this garden room would cause light pollution for these bedrooms, due to its location and proposed materials of UPVD doors & windows. This garden room effectively faces our block of shared residential flats and gives a direct view into all of our windows, even more concerning our bedroom windows.</p> <p>This development will also be very disruptive, and where this garden was designed with the amenity and enjoyment of the residents in mind, this development would threaten the beautiful scenery I have enjoyed of over 50 years. The gardens of Hampstead Lane back onto Fitzroy Park which results is beautiful corridor that is particularly natural & green, with trees and back-to-back gardens, which mean a low existing level of light pollution. With this garden room joined with application 2023/5037/P it would no doubt result in loss all of these things we hold dear.</p> <p>The design and access statement gives the impression the development is for a house, when its for shared garden between Flat A & Flat 2 in a residential block. I am also concerned that this will affect the value of my property due to all the reasons above, and when considering application 2023/5037/P, involves removing a large portion of the outdoor space & garden which is of considerable beauty.</p>

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				<p>This extension will likely reduce the value of my property for the reasons listed above due to the scale and size of the development. Especially when considering this planned garden office (which they have already started to develop without building consent) almost connects to this planned extension 2023/5037/P, turning all of their available green outdoor space into glass and metal structures. This will look out of place & no doubt make this conservation area of nature & beauty less desirable, I therefore must object to this application.</p> <p>Many thanks Nava Arieli</p>

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2023/5407/P	Christiana Ioannou	26/02/2024 14:24:17	OBJ	Dear Sophie Bowden, I am Christiana Ioannou, one of the co-owners of 25 Hampstead Lane. My family and I have been residents of this property for more than four years. Additionally, I have had the privilege of residing in Highgate Village with pride for over twelve years. During the unprecedented challenges of the COVID-19 pandemic 2 years ago, our sanctuary has been our cherished home, where we've adapted to the demands of remote work while nurturing our little ones through infancy. In this prolonged period, our dwelling has transcended its physical structure, evolving into a refuge where tranquility and warmth abound. Nestled within a conservation area renowned for its lush greenery and natural splendour, we consciously selected this abode for its serene beauty, fostering a deep connection to the surrounding environment. I wholeheartedly object to the construction of a garden room/office as outlined in the plans submitted. I strongly believe that if these plans were to proceed, it would substantially devalue my property. Implementation of such plans would inevitably compromise the privacy of my home, as well as introduce issues such as overshadowing, undesirable views, and a pervasive sense of being hemmed in by surrounding construction. These factors collectively diminish the appeal and market value of my property, adversely impacting both its current worth and its future potential. The proposed garden room at 23a Hampstead Lane significantly impacts our privacy, as its close proximity would afford a clear view into our home. Additionally, we are aware of the owners' intention to list their flat on Airbnb. This places us in an extremely vulnerable position, considering the potential influx of strangers who would have access to peer into our home. Such a situation would leave us feeling completely compromised and unsettled. The thought of this becoming our new normal is deeply concerning and frightening. With an expansive footprint of over 17 square meters, the proposed building situated in the heart of the garden would consume the majority of the available space, resulting in the loss of most of the garden area. Additionally, the owner's plan to pave over the remaining grass further eradicates any semblance of natural beauty. This disregard for the environment not only detracts from the aesthetic charm of the outdoor space but also diminishes its overall appeal. Building a garden room amidst the middle of a narrow garden would establish a disheartening trend, leading to the gradual disappearance of our cherished green spaces, leaving our homes devoid of the beauty and tranquillity that nature once provided. I am at a loss to locate another garden room constructed in this particular position anywhere else in this neighbourhood. Alarmingly, works have already commenced for the proposed garden room, a development that has been deeply unsettling, given the substantial implications such a structure carries for all neighbouring properties. We find the initiation of this project to be remarkably presumptuous and arrogant on the part of the owners, thrusting us into a state of uncertainty and concern regarding the potential impact on our homes and lives. I must also note that the separate current planning application (2023/5037/P) for a rear extension submitted by

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				<p>Pascall and Thornton is not depicted in these plans. The proposed construction of a rear extension would undoubtedly influence the deliberations concerning the granted permissions for the construction of an additional garden room.</p> <p>I hereby express my objection to the proposed plans for the reasons delineated.</p> <p>Yours sincerely,</p> <p>Christiana Ioannou</p>

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2023/5407/P	Jan	26/02/2024 20:17:14	OBJ	<p>Dear Sophie Bowden and Camden Council,</p> <p>My name is Jan Bowmer, of Flat 2, 23 Hampstead Lane, N6 4RT where I have lived peacefully for over 20 years.</p> <p>I am reaching out to bring attention to a planning application submitted only four days ago (Application No. 2023/5407/P) by the same owners of Basement Flat A, 23 Hampstead Lane. This is in addition to application 2023/5037/P, currently being addressed by Mr Blythe Smith for the same property.</p> <p>The application pertains to a Garden Room, where construction has already commenced with excavation for laying electrical cables and water supply pipes. The proposed garden room is situated in the middle of our shared garden, with plans for a full-height Garden Room in the middle of the plot of land.</p> <p>The current property owners seem to be deviating from established procedures with activities that have not yet received council planning approval. The absence of the current planning application (2023/5037/P) for a lower ground floor rear extension submitted by Pascall and Thornton in these plans raises concerns, as I believe the proposed construction of a rear extension will influence the decision for granted permissions regarding this construction of an additional full size garden room. Combining these 2 applications results in a huge development turning all available outdoor & garden space into glass and metal structures, not concurrent with the beautiful garden areas of 23 Hampstead Lane.</p> <p>The suggested garden room, with its imposing stature, casts shadows on our surroundings, posing a threat to the openness of our existing space, obstructing vital natural light, and impeding picturesque views of the surrounding landscape. This encroachment not only severs our visual connection to the outdoors but also disrupts the equilibrium of our surroundings.</p> <p>This garden room would also cause a considerable loss of privacy for myself, as it would give a direct view into my bedrooms as it will sit parallel on the same level, & will be very invasive. I am also concerned this garden room would cause a considerable amount of light pollution for my bedrooms as again it sits directly opposite with a direct view into my property & main bedroom.</p> <p>The proposed design strikes me as excessively large, and disproportionately extensive in relation to the surrounding environment, especially when proposing to place it directly in the centre of our shared garden. I believe that this garden room would not respect and preserve the historic pattern of this conservation area, and that it would harm the existing open and rural character of the garden. It will look out of place as no other garden on this row of Hampstead Lane has a Garden room in the middle of the garden.</p> <p>The unauthorised initiation of construction on the proposed garden room is alarming, heightening concerns about its potential impact on all nearby properties. I am also concerned this garden room would cause an unacceptable amount of light pollution for all the bedrooms of 23 Hampstead Lane, due to its location and proposed materials.</p>

Moreover, the photograph outlining the proposed building's location and size in the Heritage Access Statement does not represent the scale of the garden room, misleading viewers. The disparities between the image and the real dimensions detract from a comprehensive understanding of the garden layout. The 'Block Plans'

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				featuring drawings illustrating the garden area of 23a Hampstead Lane do not portray the true shared garden split between myself & 23a, suggesting that the garden of 23a is significantly larger.
				The design and access statement also implies the property is a house, however it is a block of residential flats with, as mentioned before, a shared garden split in two between myself & 23A. To note, my garden is behind the proposed garden room as theirs effectively sits in the middle of this shared garden.
				Several discrepancies have been identified in their application form. Particularly the false assertion claiming the work has not already started. They also claim in their response there is no potential loss of garden land, which is untrue. The submitted plans lack detail and clarity, and the specified materials, including UPVC doors and windows which are not allowed in this conservation area.
				The rear garden was designed with the amenity and enjoyment of the residents in mind. Historically, the rear of the garden is in Hampstead Lane which looks back onto Fitzroy Park represents a corridor that is particularly rural in outlook, with mature trees and back-to-back gardens and a low existing level of light pollution.
				I am also concerned that this will affect the value of my property due to all the reasons above causing loss of amenity, and involves removing a large portion of our shared garden which is of considerable beauty. This large-scale development mixed with application 2023/5037/P will also take a long time, meaning noise disruption for extended periods.
				My partner and I enjoyed almost 20 years of a peaceful and rural rear outlook. Now that my partner has passed away, I am concerned for my future in a flat where my privacy could be severely compromised. I'm afraid, therefore, for these above reasons, I must strongly object to this planning application.
				Yours sincerely Janice Bowmer

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2023/5407/P	Mark and Anna Reiner	26/02/2024 17:10:55	COMMENT	We have examined the above application for a garden extension/residential unit at: Flat A 23 Hampstead Lane N6 4RT We oppose the works proposed as it is far too large for the size of the garden and is a clear eyesore for the residents. It does not reflect the spirit of the community to allow all residents in their gardens to build residential units in addition to the main house. The gardens are long and narrow and an approval would obviously set a precedent for the area. We cannot find other examples in the area where gardens of similar size were given such permission as they are very small. Also while we cannot be sure, we are very concerned that this might be used as an Airbnb where short lettings are not compatible with the community. Kind regards Mark and Anna Reiner 27 Hampstead Lane N6 4RT
2023/5407/P	Mark and Anna Reiner	26/02/2024 19:12:39	COMMENT	? Flat A 23 Hampstead Lane N6 4RT We oppose the works proposed as it is far too large for the size of the garden and is a clear eyesore for the residents. It does not reflect the spirit of the community to allow all residents in their gardens to build residential units in addition to the main house. The gardens are long and narrow and an approval would obviously set a precedent for the area. We cannot find other examples in the area where gardens of similar size were given such permission as they are very small. Also while we cannot be sure, we are very concerned that this might be used as an Airbnb where short lettings are not compatible with the community. Kind regards Mark and Anna Reiner 27 Hampstead Lane N6 4RT

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2023/5407/P	Jessica Coyne	26/02/2024 14:19:09	OBJ	Dear Sophie Bowden and Camden Council, My name is Jessica Coyne. I am the co-owner of 25 Hampstead Lane and have lived in this house peacefully with my family for just over four years. Additionally, I have been a proud resident and community member of Highgate Village for twelve years. I am writing to express my deep concerns regarding this planning application. The proposed garden room, with its imposing presence, casts significant shadows that encroach upon our surroundings. Such an over-bearing structure threatens to diminish the openness of our current space, blocking precious natural light and obstructing the picturesque views of the surrounding beauty. This encroachment not only diminishes our visual connection to the outdoors but also disrupts the harmony of our environment. I believe that if these plans go forward, it will greatly reduce the value of my property. The plans would affect my privacy, cause problems like overshadowing and unwanted views, and make me feel surrounded by construction. Together, these factors would make my property less appealing and valuable, harming both its current and future worth. I find the proposed plan egregiously oversized, both in its dimensions and scope, rendering it utterly impractical and out of proportion with the surrounding environment. Placing it smack dab in the centre of the garden strikes me as absurd; I firmly believe that no garden room or office, regardless of its size, should be permitted in such a location to disrupt the natural harmony of the garden in such a manner. Several concerning flaws are identified on the application form completed by Pascall and Thornton. Specifically, the question regarding whether the work has already commenced, to which they falsely responded 'No'. Furthermore, they inaccurately answered 'No' to the inquiry regarding any potential loss of garden land. I feel the submitted plans lack detail and clarity, and the specified materials, such as UPVC doors and windows, indicate a disregard for quality and aesthetic appeal in the construction process. The unauthorised start of construction on the proposed garden room has triggered significant alarm, as it raises serious concerns about its potential repercussions on all nearby properties. The decision to proceed with this project without due consideration for its implications strikes us as presumptuous and insensitive, leaving us anxious and uncertain about its effects on our homes and daily lives. Furthermore, the photograph outlining the footprint of the proposed building included in the Heritage Access Statement fails to accurately represent the scale and size of the garden room, presenting a flawed depiction that may mislead viewers. The discrepancies between the image and the actual dimensions detract from the comprehensive understanding of the space's layout and potential. Also noted are the 'Block Plans' including drawings that illustrate the garden area of 23a Hampstead Lane. These plans inaccurately depict the true shared garden split between 23a and 23b, falsely suggesting that the garden of 23a is significantly larger than its actual size. Lastly, the current planning application (2023/5037/P) submitted by Pascall and Thornton is not included in

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				I kindly express my objection to the proposed planning application for several compelling reasons that I believe warrant careful attention and consideration.
				Thank you for your time.
				Yours sincerely,
				Jessica Coyne

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