
From: Jan Bowmer <[REDACTED]>
Sent: 27 February 2024 08:10
To: Planning
Subject: Fwd: For urgent attention of Sophie Bowden

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----- Forwarded message -----

From: Victoria Fox <[REDACTED]>
Date: Mon, 26 Feb 2024, 23:59
Subject: draft
To: Jan Bowmer <[REDACTED]>

email to planning@gov.uk

Re: Planning application 2023/5407/P
23a Hampstead Lane N6 4RT

My neighbours and I only noticed this application for a garden building this weekend. The application was registered on 22nd February and the end consultation date is stated as 27th February, which gives only five days to put forward our arguments, instead of the statutory 21 days. Nor has there been any street notice.

Please note that this is an application for a basement flat with three other flats above it. The agent certifies that notices were served to flats 2, 3 and 4 at no 23 on 3rd December. No such notices have been received.

There are serious issues with the proposed building as, among other things, it will significantly affect my privacy, looking directly into my windows as well as other loss of amenity issues and light pollution. None of these are addressed in the Design and Access statement, nor is any mention made of the amenity of (or even the existence of) three other flats in the very same building. The Design and Access statement implies this is an application from a house not a flat.

We have serious concerns as Thornton & Pascall have already recently submitted a parallel application (2023/5037/P) to increase the size of their basement flat by extending into the garden and this, together with the additional garden building, will build over a significant part of the remaining outside space.

The owners have already started excavation works by installing 4 inch soil waste pipes, demonstrating the intended habitable use.

I trust you will give this your urgent attention and let me know by return that the consultation period will be extended to 21 days.

On Monday, 26 February 2024 at 18:03:02 GMT, Jan Bowmer <[REDACTED]> wrote:

Draft email to Camden Planning

Re: Planning application 2023/5407/P
23a Hampstead Lane N6 4RT

My neighbours and I only noticed this application for a garden building this weekend. The application was submitted on 22nd February and the end consultation date is stated as 27th February, which gives us only five days to put forward our arguments, instead of the statutory 21 days.

Please note that this is an application for a basement flat with three other flats above it, whereas the application makes no reference to these flats but calls the property a house. The design and access statement implies that this is a house not a flat.

The agent declares that notices were served to flats 2, 3 and 4 at no 23 on 3rd December, but no such notices were received.

There are serious issues with the proposed building as, among other things, it will significantly affect my privacy, as well as overlooking issues and light pollution. The owners have already started excavation works by installing 4 inch soil waste pipes.

We have serious concerns as Thornton & Pascall have recently submitted a separate application (2023/5037/P) to increase the size of their basement flat by extending into the garden and this, together with the garden building, will build over a significant part of the remaining outside space.

I trust you will give this your urgent attention and let me know by return that the consultation period will be extended to 21 days.