

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/5573/P	Christiana Ioannou	06/01/2025 14:59:20	OBJ	<p>Dear Matthew Kitchener and Camden Council,</p> <p>Re: Objection to Proposed Garden Room/Outbuilding at Flat 23a Hampstead Lane (Planning Application Ref: 2024/5573/P)</p> <p>I am writing to formally object to this appealed planning application for a garden room/outbuilding at Flat a 23 Hampstead Lane. I believe this new re-registered application is nearly identical to the 'refused' application 2023/5407/P and will still have the same negative overall impact.</p> <p>My family and I have been proud residents of 25 Hampstead Lane for five years, and I have lived in Highgate Village for more than twelve years. Our home, nestled in this serene conservation area, has provided us with a place of serenity and harmony, which I believe is now in danger.</p> <p>I chose this location for its peaceful environment, surrounded by lush greenery and natural beauty, and it has become a central part of my family's lives. As such, I believe that the proposed construction would severely impact both the privacy and the market value of my home.</p> <p>Specifically, I raise the following concerns:</p> <ol style="list-style-type: none"> 1. Privacy Impact The proposed garden room/outbuilding at Flat a 23 Hampstead Lane, given its severely close proximity, would directly overlook our property, drastically compromising the privacy of my home. Furthermore, I am aware that the owners of 23a intend to list their flat on platforms like Airbnb, which would further expose us to an influx of strangers who could have access to views into our home. This is both unsettling and unacceptable, leaving us vulnerable to a loss of security and peace of mind. 2. Overshadowing and Views The proposed structure, with its expansive footprint, would significantly overshadow my garden and diminish the sense of openness and light in my home. The structure's location in the center of the garden would result in the loss of most of the outdoor space, leaving my property feeling cramped and enclosed in construction. This change would damagingly alter the quality of life for my children and I. 3. Environmental Impact The plan to pave over the remaining garden area further exacerbates concerns about the erosion of natural beauty in our neighborhood. The removal of green space and the proposed building would contribute to the gradual loss of our shared outdoor environments, undermining the charm and tranquility of this residential area. 4. Set Precedent for Further Development The construction of a garden room/outbuilding in the middle of a narrow garden is unprecedented in this neighborhood. If allowed, it may set a concerning precedent for future developments, leading to the gradual decline of green spaces and the unique character of our surroundings. I have not seen a similar project in this location, and I believe it would set a damaging trend for the area. 5. Premature Construction

Application No: **Consultees Name:** **Received:**

Comment: **Response:**

Alarminglly, construction work for the proposed garden room has already begun, even though planning permission has not been granted. This is both presumptuous and deeply concerning, as it suggests a disregard for the planning process and the impact such a development will have on neighboring properties.

6. Additional Planning Applications

I would also like to bring to your attention that the separate planning application (Ref: 2023/5037/P) for a rear extension, submitted by Pascall and Thornton, is not included in these plans. The rear extension would further affect the deliberations regarding the proposed garden room. It is essential that both applications are considered together to fully understand the cumulative impact on the area and its residents.

In conclusion, I strongly object to the proposed garden room/outbuilding at Flat a 23 Hampstead Lane. The impact on privacy, overshadowing, the loss of green space, and the potential long-term consequences for the neighborhood would be detrimental to both my property and the community as a whole.

I respectfully request that the planning department takes these concerns into account when considering the application.

Thank you for your time and attention to this matter.

Yours sincerely,
Christiana Ioannou
25 Hampstead Lane, N6 4RT

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/5573/P	Jessica Coyne	06/01/2025 14:27:48	OBJ	Dear Matthew Kitchener and Camden Council,

Regarding re-registered application 2024/5573/P

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 five 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 the re-registered planning application for the erection of an outbuilding in the shared garden of Flat 23a Hampstead Lane.

I would like to note that the original application for this outbuilding (2023/5407/P) was recently refused – the main reason from the council stated here: The proposed outbuilding by reason of its siting, scale and design, would dominate the rear garden of the host property and detract from the open setting of neighboring gardens, failing to appear as a subordinate garden addition and detracting from the character and appearance of Hampstead Conservation area, contrary to Policies A1, D1 and D2 of the Camden Local Plan 2017 and policy DH1 of the Highgate Neighbourhood Plan 2018.

There were almost 20 valid objections from very concerned neighbours who would have all been adversely affected if this structure were to be built. The re-registered application 2024/5573/P shows very minimal to no change in the overall dimensions and siting and in fact now shows a higher 'pitched roof' meaning even further overshadowing. The total footprint and design of this structure has not been improved; therefore, my below concerns still stand.

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 within the Conservation Area. 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 center 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.

A concerning flaw has been identified in the application completed by Pascall and Thornton. They indicated in an aerial photograph that my private garden was their own, which shows a much bigger space than what they actually have. This is incredibly and worryingly misleading.

The unauthorised start of construction on the proposed garden room triggered significant alarm, as it raises

Application No: **Consultees Name:** **Received:**

Comment: **Response:**

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.

Lastly, the planning application (2023/5037/P) submitted by Pascall and Thornton is not included in these plans. I believe the proposed construction of a rear extension will likely impact the considerations for the granted permissions regarding the construction of an additional garden room.

I kindly express my objection to the proposed planning application (2024/5573/P) for several compelling reasons that I believe warrant careful attention and consideration.

Thank you for your time.

Yours sincerely,

Jessica Coyne

25 Hampstead Lane, London, N6 4RT
