

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/5573/P	Jonathan Aihun	07/01/2025 12:52:43	OBJ	

Dear Camden Council,

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 Camden Planning (Application No. 2024/5573/P) by the same proprietors of Basement Flat A, 23 Hampstead Lane who were refused a previous application 2023/5407/P. This is also alongside application 2023/5037/P which was granted & has significant relevance.

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 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 as 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 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, & 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, & most certainly not a garden room meters away from a lower ground extension (2023/5037/P). 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. 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 faces towards the building, & would give a direct view into bedroom 1 & bedroom 2 located at the rear of my flat, 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 Heritage Access Statement fails to represent the size of the garden room, which is in fact much smaller. 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 also untrue.

The disparities between the image and the actual dimensions do not allow for a fair and comprehensive

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

Comment: **Response:**

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.

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.

I regrettably must voice my objection to the proposed planning application.

Thank you for your time and consideration its very much appreciated.

Many thanks

Jonathan Aihun

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/5573/P	Janice Bowmer	07/01/2025 12:51:33	OBJ	Dear Camden Council and Matthew Kitchener

My name is Jan Bowmer, of Flat 2, 23 Hampstead Lane, N6 4RT where I have lived peacefully for over 20 years.

I am reaching out to bring attention to a planning Application No. 2024/5573/P. This is in addition to applications 2023/5037/P (granted), 2023/5407/P (refused) by Blythe Smith for the same property. Many of the same issues pertaining to application 2023/5407/P are still valid and will be mentioned below:

First and foremost its important to highlight my flat sits almost on the same level of Thornton & Pascalls section of garden which has stairs to access and which effectively sits on the first floor, whereas their flat sits in the basement below. This structure as it faces backwards at our shared building would look directly into my bedroom.

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 Garden Room in the middle of the plot of land.

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 still 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.

The suggested garden room, with its imposing stature would still cast 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.

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.

The proposed design is still 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.

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

Application No: **Consultees Name:** **Received:****Comment:** **Response:**

proposed materials.

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 images and the real dimensions detract from a comprehensive understanding of the garden layout. The 'Block Plans' 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. This is continued on page 4 Document Ref: NAPC/JM/5678/OW - Where the section highlighted is misleading showing the neighbours garden at No25, & not our shared garden at No23 which is not in view. Its worth noting No25 is not split up into flats like No23, and is one single dwelling household. This photo also does not show the lower ground patio at No23 which takes up half of the garden space.

Several discrepancies have been identified in their application form. They claim in their response there is no potential loss of garden land, which is untrue as it's claimed the outdoor patio area is considered garden, however considering they have been granted to develop on this land 2023/5037/P, an approval of this application (2024/5573/P) would result in a removal almost all of the area they attempted to highlight as garden.

The application 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 runs alongside and behind the proposed garden room as theirs effectively sits in the middle of this shared garden.

The submitted plans lack detail and clarity, and the specified materials, including UPVC doors and windows / grey uPVC fenestration which are not allowed in this conservation area.

The disparities between the image and the actual garden area 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 size due to the lower ground patio area which has been given permission to develop on in application 2023/5037/P, 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.

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/5573/P	Janice Bowmer	07/01/2025 12:30:47	OBJ	<p>Dear Matthew Kitchener 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 No. 2023/5573/P. This is in addition to applications 2023/5037/P (granted) and 2023/5407/P (refused) by Blythe Smith for the same property. Many of the same issues pertaining to application 2023/5407/P are still valid and will be mentioned below:</p> <p>First and foremost, it's important to highlight my flat sits almost on the same level as Thornton & Pascall's section of the garden, which has stairs to access and which effectively sits on the first floor, whereas their flat sits in the basement below. This structure, as it faces backwards at our shared building, would look directly into my bedroom.</p> <p>The application pertains to a garden room, where unauthorised 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 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 still 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 two applications results in a huge development turning all available outdoor and 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, would still cast 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, and 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 and main bedroom.</p> <p>The proposed design is still 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</p>

Application No: Consultees Name: Received:

Comment: Response:

proposed materials.

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 images and the real dimensions detract from a comprehensive understanding of the garden layout. The 'Block Plans' featuring drawings illustrating the garden area of 23a Hampstead Lane do not portray the true shared garden split between myself and 23a, suggesting that the garden of 23a is significantly larger. This is continued on page 4, Document Ref: NAPC/JM/5678/OW, where the section highlighted is misleading, showing the neighbour's garden at No. 25, and not our shared garden at No. 23, which is not in view. It's worth noting No. 25 is not split into flats like No. 23 and is one single dwelling household. This photo also does not show the lower ground patio at No. 23, which takes up half of the garden space.

Several discrepancies have been identified in their application form. They claim in their response there is no potential loss of garden land, which is untrue, as it's claimed the outdoor patio area is considered garden. However, considering they have been granted permission to develop on this land (2023/5037/P), an approval of this application (2023/5573/P) would result in a removal of almost all of the area they attempted to highlight as garden.

The application 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 and 23a. To note, my garden runs alongside and behind the proposed garden room as theirs effectively sits in the middle of this shared garden.

The submitted plans lack detail and clarity, and the specified materials, including UPVC doors and windows/grey UPVC fenestration, are not allowed in this conservation area.

The disparities between the image and the actual garden area do not allow for a fair and comprehensive understanding of the actual space and layout. The 'Block Plans' featuring drawings to show the garden area of 23a Hampstead Lane inaccurately portray the garden size due to the lower ground patio area which has been given permission to develop on in application 2023/5037/P, which falsely suggests 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, representing 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.

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2024/5573/P	Pleasantview Property Management	07/01/2025 13:03:42	OBJ	<p>Dear Camden Council,</p> <p>I am writing on behalf of two members Pleasantview Property Management. 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. 2024/5573/P, by the owners of Basement Flat A, 23 Hampstead Lane, who filed another planning application 2023/5037/P (granted) for a lower ground floor extension that will almost adjoin to this purpose garden room. . 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 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>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>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. We are 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 a pleasant view member has enjoyed for over 50 years. The gardens of Hampstead Lane back onto Fitzroy Park which results in a 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. Tenants are also concerned that this will affect the value of their properties 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>

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

Comment: **Response:**

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, we therefore must object to this application.

Yours Sincerely
Pleasantview Property Management
