

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 began 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 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.

Yours sincerely
Janice Bowmer