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20 PILGRIMS LANE LONDON
NW3 1SN

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London Borough of Camden
Planning Department
2nd Floor, 5 Pancras Square
% Town Hall Judd Street
London WC1H 9JE

12th March 2018

For the attention of EMILY WHITTREDGE

Dear Sirs

Planning Application 2017/6990/P
22 PILGRIMS LANE NW3 1SN

I am the owner of 20 Pilgrims Lane the house next to 22 Pilgrims Lane and I am seriously affected by the proposed development of that property.

Accordingly, I am writing to **OBJECT** to the above Application on the following Grounds .

The Application proposes a major extension of the existing 4 storey house by (inter alia) building a 2 storey extension into the garden of the property. This extension will

- a) Reduce light and air to my property as it will overlook and block light and my wonderful view over the gardens of the houses in Pilgrims Lane and Downshire Hill which is a feature of this whole area and which has been preserved as a crucial environmental feature of the whole area.
- b) The proposed extension goes a long way beyond the present back wall of the property and would cover a significant part of the garden of the property which will then be much reduced in size.

The back wall of the house is currently in line with the back of the other houses in Pilgrims Lane. Only some small **low** buildings have been allowed in the past. This new extension is much higher and more substantial than any such and will, if allowed, be a block of new building reaching well beyond the back wall building line. This is an unacceptable overdevelopment and totally in contravention to the principles of this environmentally protected area.

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c) Furthermore the proposed Extension is of Two high floors completely adjoining and overlooking my back terrace and will dominate it and my house and my windows to the ground and first floors of my property (particularly as it is to be even higher than my garage) making my terrace which is much used in the summer enclosed, darker and reduce light and views to the east. I therefore object to the proposed extension as an overdevelopment of the property and environmentally unacceptable.

d) The development by extending deep into the present garden of 22 Pilgrims Lane using the whole width of the house, will lose a significant part of that garden which with the other gardens in Pilgrims Lane and the others belonging to the houses in Downshire Hill which back on to them form a rich wild life sanctuary with abundant bird and mammal life but also create an undisturbed green lung for this whole area and any loss of this amenity must be resisted as a reduction of the amenities to the whole area, as well as a reduction of the amenities enjoyed by my own property.

e) If the extension into the garden is allowed it will serve as an unwelcome precedent for all the other houses in Pilgrims lane to do likewise with their own houses and the gardens of the whole area will then be affected.

d) Finally I would point out that No 22 is already a big house and over the many years was used as four separate residential units. The present application envisages use by a single family. The proposed extensions are to make this big house even bigger. Is this not in itself an undesirable overdevelopment?

Please acknowledge receipt of this letter and that the Planning Objection contained therein has been duly noted.

Yours faithfully,

[Redacted signature]