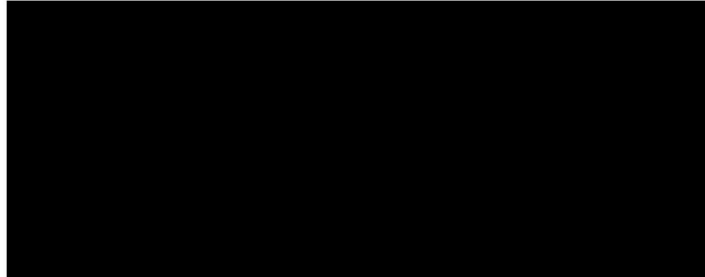

From:
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Attachments:

Follow Up Flag:
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Dear Mr Farrant and Camden Planning,

My family and I live at Grade II listed 7 Pilgrims Lane (Sidney House), whose North-East wing is 9 Pilgrims Lane (Cossey Cottage), the subject of the above-referenced application. The two properties once formed a single residence owned by the Duke of Devonshire, and share a close, interconnected relationship dating back to Georgian times.

We were notified by the council about this application but not consulted by the applicant.

We must object to the proposal based on the following facts: i) this proposal is even larger in height and projection than the previously withdrawn application, which was deemed by the planning officer to be too large to begin with; ii) the height of the proposal is based on inaccurate measurements of a transient foliage line at the boundary wall (which would, in any case, likely die back in the event of construction) meaning the proposal will be highly visible to No 7, and affect light to habitable spaces, including the ground floor kitchen and dining room and lower ground dining room; iii) the visibility from Rosslyn Hill Chapel is only obscured because the applicant recently boarded up the rear of his property; iv) the rationale for the large extension is a 1984 planning consent for No 7 that has been misread, is misrepresented and misleading; v) the daylight/sunlight survey is incorrect, being based on outdated, inaccurate floor plans; vi) the close, historic relationship between Sidney House and Cossey Cottage which the applicant seeks to undermine is proven by the list entries of both properties, a doorway connecting both properties, and a hundred-year-old covenant which the proposal would contravene.

Our planning concerns are explained in more detail in the attached report by heritage expert Philip Davies, the former Planning and Development Director for London and South East England at English Heritage (Historic England), who prepared their *Guidance on London's Terrace Houses 1660-1860*. His report finds that the proposal would cause demonstrable harm to the listed building and the wider setting of the conservation area, and, as such, the proposal is contrary to national and local planning policy.

We have also commissioned Charles McMahon of Right of Light Consulting to undertake an analysis of the proposals, whose conclusions will follow under separate cover.

As well as our concerns, there is a good deal of concern from neighbours in the immediate vicinity of the proposal.

For all of the above reasons, I would urge you to consider the attached report and the persistent and fundamental flaws in this application.

I would be happy to communicate further at any time. I would be grateful if you could acknowledge receipt by return email.

Sincerely,

