

Councillor Maria Higson

Conservative Party

Hampstead Town Ward

London Borough of Camden



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Dear Sir/Madam,

Re: Objection to planning application 2019/5817/P

Please accept my objection with respect to planning application 2019/5817/P for 9 Pilgrims Lane (Cassey Cottage). I have read the comments provided to date and note that there is a mix of support and objections. However, as all planning decisions should be considered within the context of the relevant planning guidance (and subsequent precedence they could set for the area), I simply don't believe that the application as stands can be accepted due to the following contraventions:

- This area is one of historic interest, which includes both the property in question and the neighbouring Grade II listed 7 Pilgrim's Lane. The proposed extension (of 5.8m by 3.7m) would harm the designated heritage asset and neighbouring asset due to its scale and design.
- Camden Local Plan Policy D2 states that "the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings". The extension which would harm the heritage and special architectural or historic importance of the building, and therefore contradicts this policy.
- It should be noted that paragraph 7.2 of the Camden Local Plan Policy states that developments must also consider the character, setting, context and the form and scale of neighbouring buildings, and so I believe policy D2 is also contravened with regards to the neighbouring property 7 Pilgrims Lane.
- Whereas harm could be acceptable if there were sufficient public benefits of the proposal (including securing its optimum viable use as a family home), I do not believe that this test has been passed in this case. As such, the application contradicts the National Planning Policy Framework, paragraph 196.
- The provided 'Daylight and sunlight study' is a desk study only, which does not address the valid concerns of neighbouring properties.

That a previous application was considered too large (and was subsequently withdrawn) adds to my concern that this application should similarly be carefully reviewed.

Kind regards,

Maria

Cllr Maria Higson

Hampstead Town ward