



I oppose planning application 2019/6239/L and 2019/5817/P at 9 Pilgrim's Lane NW3 1SJ for the following reasons:

- The Statement of Heritage and Design Objections prepared by Philip Davies (Heritage and Planning) in January 2020 points out that this development would be contrary to the National Policy Frameworks in that it would cause significant harm to a designated heritage asset which is not outweighed by any public benefit.
- The report also points that the proposed scheme is: even larger in height and projection than the previously withdrawn proposal which had been criticised by the planning officer for being "visually overbearing and dominant on the rear elevation" and "affects the proportions of the existing building and undermines the significance of the rear elevation".
- Is contrary to national, regional and local policies and guidance, including the Council's adopted Heritage and Design policies D1 (7.2) and D2 set out in the Local Plan, policies H26, H27, H28 and H29 of the Hampstead Conservation Area Statement, and policy DH2 of the Hampstead Neighbourhood Plan.
- Would adversely affect the residential amenities: there has been ongoing construction development around my house at [REDACTED] across the street for the last 4 years and there are currently already 2 new significant re-developments taking place within 50 yards from the proposed application: one at 8 Pilgrim's Lane and one other major development at the corner of Pilgrim's Lane and Kemplay Road. Pilgrim's Lane is a narrow one way street in this area and along 7 Pilgrim's Lane, so my and other neighbours' amenities would be very significantly affected in what is a prime conservation area. I also have two school-age children studying for A level and GCSE exams.
- The whole area is a conservation area yet constantly suffers from overdevelopment and the cumulated effect of yet another construction site would very significantly be detrimental to many neighbours who have young children, as well as elderly residents, some of whom are terminally ill.
- The development proposals fail to preserve the character or appearance of the conservation area in accordance with Section 72 of the Act. They do not comply with paragraphs 192 and 196 of the NPPF as they comprise harm without any public benefit to outweigh that harm. They also fail to follow the guidance on setting in English Heritage's Historic Environment Good Practice Advice in Planning.

