

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/5817/P	[REDACTED]	10/01/2020 09:21:05	SUPPRT	I write in support of the application. It appears to be a thoughtful and practical update of the existing house, without interfering with its historic charm and character, nor imposing or intruding on the sight lines of surrounding properties.
2019/5817/P	[REDACTED]	11/01/2020 20:30:15	OBJ	<p>I oppose planning application 2019/6239/L and 2019/5817/P at 9 Pilgrim's Lane NW3 1SU for the following reasons:</p> <ul style="list-style-type: none"> <li>- 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.</li> <li>- The report also points that the proposed scheme is: even larger in height and projection than the previously withdrawn proposal which had been criticised by the planning officer for being 'visually overbearing and dominant on the rear elevation' and 'affects the proportions of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'.</li> <li>- 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.</li> <li>- Would adversely affect the residential amenities: there has been ongoing construction development around my house at 10 Pilgrim's Lane 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 neighbour's 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.</li> <li>- 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.</li> <li>- 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.</li> </ul>

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2019/5817/P	[REDACTED]	11/01/2020 23:49:07	SUPPRT	<p>I've lived in Hampstead for over 25 years and regularly walk down Pilgrim's Lane. I own and am very interested in the restoration and upkeep of historical buildings and having spotted this application, I was interested to see the plans.</p> <p>My view is that the height, design and choice of material appear modest and sympathetic to the original house. I am surprised by some of the neighbour's objections that it spoils the symmetry of the house when it does not appear from either of the historical reports that the house was designed to be symmetrical even before the previous changes to no.7 Pilgrims Lane.</p> <p>It can be disruptive when neighbours embark on restoration and construction work, but this shouldn't prevent investment in a house which appears to need renovation and some readapting to suit modern lifestyles. As an owner of a listed property myself, my view is that the best way to preserve older houses and ensure that they are taken care of and don't fall into disrepair, is to balance conservation concerns with an awareness that houses can adapt, as they always have, to changes in family lifestyles. I can see why the present layout of the kitchen and living space is not ideal for the way that people now live and these plans seem to be to have been thought out sensitively.</p>
2019/5817/P	[REDACTED]	12/01/2020 21:15:45	OBJ	<p>When the Hampstead Neighbourhood Plan was drawn up, one of its clear objectives was to protect historic properties from being butchered through opportunistic development such as that which is proposed here.</p> <p>9 Pilgrim's Lane is recorded as making a positive contribution to the Conservation Area. The Neighbourhood Forum's own policy clearly states that "Development proposals must seek to protect and/or enhance buildings (or other elements) which make a positive contribution to the Conservation Area, as identified in the relevant conservation area appraisals and Management Strategies".</p> <p>This proposed extension neither protects or enhances the existing building.</p> <p>Furthermore, section 28 of the Hampstead Conservation Area Statement clearly lays out that "rear extensions would not be acceptable where they would spoil a uniform rear elevation". There is clearly nothing uniform about the proposed extension.</p> <p>I strongly object to this application and trust that the Council shall ensure that permission for this scheme, or similar in the future, is denied.</p>

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2019/5817/P	[REDACTED]	12/01/2020 21:07:53	COMMENT	[REDACTED]

I wish to object to the proposal to add an extension to the back of Cossey Cottage at 9 Pilgrim's Lane.

I was previously a tenant in one of the properties that shares a boundary with this house and feel strongly that the proposed extension would cause significant harm to what is an otherwise peaceful and attractive vista, particularly when viewed within the context of the adjoining listed Rosslyn Chapel.

The extension is clearly awkward over-development and should be discouraged. Not only is it asymmetrical in positioning, the height and scale is disproportionate to what is one of Hampstead's most charming houses.

This proposal quite clearly fails Camden Council's own planning policy, D2 that requires that development within conservation areas preserves, or where possible, enhances the character or appearance of the area.

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