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[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

We oppose Planning Applications 2020/2553/L and 2020/2462/P at 9 Pilgrim's Lane NW3 1SJ for the following reasons:

- The Statement of Heritage and Design Objections prepared by Philip Davies in June 2020 points out that there are no material and substantive changes compared with the previous two sets of applications for the same site that were rejected by the Council.
- The applicant wrongly asserts that the rear elevation "plays a very slight role" in the Conservation area and erroneously attributes "limited significance to it".
- The height of the rear extension still exceeds significantly that of the boundary wall.
- The proposed design is still asymmetric and as such would not protect the character and appearance of the Conservation area.
- The proposed glass link is not in keeping with the character of the neighbouring listed house.
- The Planning Applications are 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 Forum Plan.
- The Planning Applications do not comply with paragraphs 192 and 196 of the National Planning Policy Framework 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.
- The Planning Applications would adversely affect the amenities of many residents. There has been ongoing construction work in Pilgrim's Lane for the last four years and there are currently two new significant re-developments taking place within 50 yards of the proposed applications (one at 8 Pilgrim's Lane and one at the corner of Pilgrim's Lane and Kemplay Road). Pilgrim's Lane is a narrow one way street in this area and residents already feel they live on a building site with construction vehicles, dust and noise to contend with, which is especially difficult as we follow government guidelines regarding the Covid 19 crisis.

The Froment family
10 Pilgrim's Lane
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