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Dear Mr. Farrant,

As the owner of a nearby property on Pilgrim's lane I wish to object to the Planning Application 2020/2462/P. This application is substantially similar to the previous two withdrawn applications for the same property. I fail to see why this application addresses many of the concerns raised in the numerous objections to the previous applications.

Best wishes

Cindy Wong

Summary of Objections:

1) This proposal is substantially similar to two previously withdrawn applications. It would cause harm to the building itself (a grade II listed building) and to the setting of the adjoining listed building at No. 7. due to its design, size, height, form, inappropriate detailing and materials. It would also cause harm to the setting of Rosslyn Hill Chapel.

2) It would causes significant harm to a heritage asset (without public benefit) which is contrary to the *National Planning Policy Framework (paragraph 196)*. It is also contrary to a range of local policies and guidance. In particular, it contravenes Camden's adopted Heritage and Design policies D1 (7.2) and D2 as set out in the Local Plan; policies H26, H27, H28 and H29 of the Hampstead Conservation Area Statement; and policy DH 2 of the Hampstead Neighbourhood Plan.

It fails to preserve or enhance the character or appearance of the Hampstead conservation area. Importantly it fails to comply with H28 which states that *'rear extensions would not be acceptable where they would spoil a uniform rear elevation'*.

3) It is over development in an area that is supposed to be protected.

4) It is in breach of a hundred-year-old covenant relating to the height of the boundary between the properties.