

From: Zar, Nusrat
Sent: 30 June 2020 15:11
To: Farrant, Ben
Cc: Planning
Subject: 2020/2462/P : 9 Pilgrim's Lane

Dear Sir

My husband and I are the owners of 4 Pilgrim's Lane. We would like to lodge an objection to the application for planning permission at 9 Pilgrim's Lane. I summarise our objections below. The application:

- 1) is fundamentally the same as the two previously withdrawn applications. It would cause harm to Cossey Cottage (9 Pilgrims Lane), a grade II listed building, due to its form, design, size, height, inappropriate detailing, materials, and its relationship to its listed neighbour at No. 7.
- 2) is contrary to the *National Planning Policy Framework (paragraph 196)* because it would cause significant harm to a heritage asset, which is not outweighed by public benefit.
- 3) 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 DH 2 of the Hampstead Neighbourhood Plan. In particular, it contravenes H28 which states that '*rear extensions would not be acceptable where they would spoil a uniform rear elevation.*' For this reason, the Council's own conservation officer called the proposal 'unacceptable in principle'.
- 4) causes visual harm to the setting of Rosslyn Hill Chapel, and fails to preserve or enhance the character or appearance of the Hampstead conservation area. (Also pointed out by the Council's conservation officer.)
- 5) constitutes overdevelopment in a street that already has a number of active construction projects. Plus there are many older people shielding, and families like my own (we have three young children) who have been home-schooling.
- 6) is based on incorrect measurements and goes against the Council's advice by rising above the boundary with No 7, contravening a hundred-year-old covenant relating to the height of the boundary between the properties.

Yours sincerely

Miss Nusrat Zar

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