

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/4635/P	Philip Davies	26/11/2020 11:37:15	COMNOT	<p>A detailed statement of objections to this application has been submitted on behalf of my client, the owner of the adjoining property at 5a Pilgrims Lane, by e-mail to the case officer Obote Hope.</p> <p>We are happy for the full statement to be made publically available on the Council's planning website. A summary of the objections is set out below.</p> <p>This application causes demonstrable harm to my client's property at No 5a. There are sound planning reasons for the refusal of planning permission in this case.</p> <ul style="list-style-type: none"> • The development adversely affects the privacy and amenity of the adjoining property at 5a Pilgrims Lane. There was no prior discussion with my client before the submission of the application and the application drawings fail to show the development in its wider context by not illustrating the relationship between No 5 and 5a fully either in elevation or section. • The application is clearly deficient. Given the scale of demolition and development and the restricted site context, no Construction Management Plan, structural report / engineering method statement, acoustic report or sunlight and daylight assessment has been submitted to support the proposals. • Unauthorised works have been carried out in advance of the application involving the felling of a tree and the clearance of substantial mature planting from the front garden. No details have been provided for the re-landscaping of the front garden • The proposals constitute overdevelopment involving further extensions to a building which has already been substantially extended on several occasions in the past. The proposed two-storey extension is clearly contrary to the Council's policy. • By reason of their bulk, height, massing and design, the proposals adversely affect the amenity and privacy of No 5a, as well as the character and appearance of the conservation area and the wider setting of surrounding listed buildings. • The proposals are contrary to policies A1, A2 and A3 and D1 and D2 of Camden's Local Plan, policies DH1 and DH2 of the Hampstead Neighbourhood Plan and specific guidance in the Hampstead Conservation Area statement. Contrary to Section 72 of the 1990 Act, they neither preserve nor enhance the character or appearance of the conservation area or the setting of surrounding listed buildings and heritage assets. <p>For these reasons, the Council is invited to uphold its own policies set out in the Camden Local Plan and in the Hampstead Neighbourhood Plan and to refuse planning permission for the current application for the reasons set out above</p>