

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/2398/P	Glen Robinson	14/08/2022 15:23:12	OBJ	14082022

Dear PO Fergus Wong

Re: Planning Application 12 Pilgrims Lane NW3 1SN _PA/2022/2398/P

Please see my Objection to the proposed planning application PA2022/ at 12 Pilgrims Lane NW3 1SN [PA/2022/2398/P. Whilst I do not live within the immediate vicinity, I do live close by and as a member of both H&HS and HNF, I feel that it is important for the local community to submit comments and concerns to case Officers where applications that are submitted will obviously cause harm to the rich architectural fabric of 'old' Hampstead. This proposal must please be refused. My reasons for objecting are as follows i.e.

SCALE & AESTHETIC

1. The proposal is excessive in scale and too large.
2. The proposal is out of character in size and aesthetic and contradicts the complex fabric achieved by the different period houses along Pilgrim's Lane which collectively combine to give a coherent and sensitive architectural solution that is contained by a hierarchy of appropriate scale.
3. This proposal is out of character and negates the rich fabric of the conservation area and in particular the immediate environs formed by the undulating road pattern as Pilgrims Lane joins Rosslyn Hill / High Street. The proposal towers above immediate neighbours on both sides and disregards appropriate and subservient scale that this part of Pilgrims Lane requires.

CONSERVATION AREA

4. This proposal is over-development, excessive in scale, and is out of character. It contradicts the existing streetscape and fabric, and also therefore, contradicts the underlying tenets of the Conservation Area.
5. The proposed aesthetic is out of keeping and is more akin the large mansion houses along in the Heath Extension

OVER DEVELOPMENT

6. The proposal at 12 Pilgrims Lane offers 4 levels of accommodation and has a footprint that is larger than that of the existing house. The submitted drawing 2160-PL-300-A shows the excessive scale and roof line along Pilgrims Lane as set between the smaller more modest and lower neighbours at 14 and 10 Pilgrims Lane. The rear elevation shows the true extent and scale of this proposal and the level of earthworks that is required for the 4 levels of accommodation.

STREETSCAPE

1. The proposal undermines the established streetscape and criteria of the Conservation Area. The gap between No 12 and No. 10 Pilgrims Lane is a vital part of the composition of the Streetscape. To destroy this collective treescape and amenity contradicts planning policy and threatens the very fabric of the Conservation Area itself.

PROXIMITY TO 10 PILGRIMS LANE

1. The proposal does not show the full impact in proximity to neighbouring 10 Pilgrims Lane. The proposal detrimentally encroaches on existing gap and associated treescape adjacent to 10 Pilgrims Lane.
2. This treescape offers important amenity and natural resources to the Conservation Area and helps the

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fight against climate change and biodiversity which Camden are obliged by policy to support. This is part of the rich flora and fauna that is linked to the habitats of the Heath itself.

BASEMENTS

1. The proposed basement is excessive in footprint and area.
2. It will cause serious diversion and damage to both the houses downstream and to the green passage between Pilgrims Lane and Downshire Hill
3. The scale of the excavations to both the proposed basement and the rear garden is excessive and will cause serious harm to water course routes, to the eco system that underpins the 'Green Passage'
4. The basement and rear garden works will be disruptive to the extreme, will cause much damage to roadways and make existing road routes which are narrow far more dangerous - especially with the close proximity to the nearby nursery school at the church _____

NOISE POLLUTION

5. The noise that will be generated from the ground and air source heat pumps as proposed are unresolved in their impact on the immediate neighbours who will have unacceptable levels of disturbance and unacceptable levels of noise pollution.

TREEESCAPE, BIO-DIVERSITY & WATER TABLE IMPACTS

6. The proposal with its excessive basement and excavations will cause serious diversion and damage to both the houses downstream and to the green passage between Pilgrims Lane and Downshire Hill. The below ground and surface water routes will be greatly modified which will in turn impact in a harmful and threatening manner on the 'green passage', on the flora and fauna therein which is already under threat from Climate Change and rising temperatures

Please consider these objections and please refuse this application. It is too big, too damaging to the local environment and totally out of character with immediate and surrounding neighbours.

Kind Regards

2022/2398/P C. Green 11/08/2022 22:27:44 OBJ

Although this proposal doesn't directly affect our house on Pilgrims Lane, I echo our close neighbours' concerns that its scale is far too large for this corner of the Conservation Area. The near 40% expansion of the house, and the resulting loss of green space and potential damage to historic trees is at odds with Camden's own policies on climate, sustainability and preserving local character. The obvious disadvantages to the scheme are the impact on immediate longstanding neighbours; the potential for noise and light pollution from a swimming pool that audaciously opens up to face historic Downshire Hill; and the lack of sustainability, for example in the loss of green space and the use of air source heat pumps over ground source. There are also questions regarding major excavation in clay-based soil, which don't appear to have been answered. Due to the above, this proposal constitutes overdevelopment in a protected area and for that reason is unsupportable.

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2022/2398/P	Hafi Rahman	11/08/2022 20:33:56	OBJ	<p>I am the co-owner of 4 Pilgrims Lane.</p> <p>I am writing to register my objection to the proposed development at 12 Pilgrim's Lane.</p> <p>The proposed development would be a disproportionate over-development of an already very substantial property, which would cause severe noise and disruption to local residents whilst the development is ongoing and would also create serious flood risks and reduction of green space once the development is complete. This is in a part of the street which houses a number of properties over 120 years old in a conservation area. The proposed development would be in clear breach of the National Planning Framework, the Camden Plan, the Hampstead Neighbourhood Plan, the London Plan, and the National Planning Framework.</p>
2022/2398/P	Jenna Clare Litherland	09/08/2022 16:18:50	COMMNT	test
2022/2398/P	Y King	11/08/2022 16:36:40	COMMNT	<p>I would like to object to this planning application on grounds of overdevelopment. The property is already quite large and, by adding an extension, would have the appearance of a mansion which is not in keeping with the scale of the surrounding architecture. The garden would be reduced hugely, a loss of green space so valuable to Hampstead's eco system. The loss of the garden would also detract from the appearance of the property from Pilgrim's lane, as the proposed extension would vastly reduce the size of the garden currently visible between no.12 and no.10.</p>
2022/2398/P	Nusrat Zar	11/08/2022 20:35:43	OBJ	<p>I am the co-owner of 4 Pilgrims Lane.</p> <p>I am writing to register my objection to the proposed development at 12 Pilgrim's Lane.</p> <p>The proposed development would be a disproportionate over-development of an already very substantial property, which would cause severe noise and disruption to local residents whilst the development is ongoing and would also create serious flood risks and reduction of green space once the development is complete. This is in a part of the street which houses a number of properties over 120 years old in a conservation area. The proposed development would be in clear breach of the National Planning Framework, the Camden Plan, the Hampstead Neighbourhood Plan, the London Plan, and the National Planning Framework.</p>