

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/2398/P	Frank Harding	10/10/2022 14:53:32	COMMT	<p>I submitted my initial objections to the planning application for 12 Pilgrims Lane on August 6 and have not had any response to them. I presume that they have been considered and will be taken into account when the application comes up for consideration. Meanwhile, for the record, my objections were set out in an email as follows:</p> <p>"I am submitting this objection to the planning application by email as I have been unable to do so on the camden planning website</p> <p>My wife and I live at 11 Pilgrims Lane immediately across the road from number 12. Whilst we have no objection to much of what is what has been applied for in the application, taken as a whole, we believe that the proposal represents over development. The changes proposed to the lower ground floor including the swimming pool are significant themselves and we do not object to them. However the new extension to the southern end of the house and the opening up of the roof space with the dormer windows which face straight on to the front of our house seem to us to be excessive.</p> <p>We are also concerned as to the impact of the proposed extension on the trees facing on to Pilgrims Lane, in particular root structures. This too would apply to the trees at the lower part of the garden given the plans for reducing the lawn space behind the house. The trees at the front and the rear of the house and indeed the lawn itself are important features in the conservation area where we also need to retain the green diversity they provide as in the green corridor referred to in the Neighbourhood Plan.</p> <p>Further, as evidence of over development, we understand that during the construction period there will be several daily deliveries of some tons of materials. Whilst this is understandable in the circumstances of the application, this will cause us and others as neighbours quite some disruption whether of access, noise, dust and dirt and, in particular, parking. In addition we trust that deliveries and work on the site will be restricted to 8am to 6pm five days a week.</p> <p>For the above reasons we object to the application as it stands although we would not wish to stand in the way of a sensibly reduced application."</p> <p>We remain concerned about the above matters and the effects that the redevelopment might have on the environment and water levels as a result of the removal of trees, the paving over of what are now either beds or lawn, the building of the extension to the south of the existing structure and the need to lower the foundations to accommodate the pool. These various issues are not just issues relating to our position as neighbours, they are issues which affect the conservation area, those who live in or visit it; they are issues which affect the safety of neighbouring properties and the lives of those who live in them.</p> <p>We therefore trust that the application as it currently stands will be refused.</p> <p>Frank Harding</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/2398/P	Mary Hersov	10/10/2022 18:11:05	OBJ	<p>Proposals for 12 Pilgrims Lane, NW3 1SN, No: 2022/2398/P.</p> <p>I am writing on behalf of my elderly mother who lives at No 4 Downshire Hill, NW3. The back of her garden borders the garden of No 12 Pilgrims Lane, NW3. While we appreciate that this house is in need of renovation and modernisation, we are concerned about the ambitious scope of the proposed development and extension which we feel is out of scale and keeping with the surrounding residential road, a quiet neighbourhood in a Conservation area.</p> <p>We are particularly concerned with the scope of the proposed new extension on the southern side. We can see this side of the house through the trees at the back of our garden. The proposal for a large extra extension will reduce the area of the back garden. This will lessen the area for natural habitat and lose valuable green and open space, increasing vital in the urban environment to help mitigate the effects of climate change.</p> <p>We are concerned that this new development might impact on the fine trees at the back of our garden. The proposed new extension will bring the property much closer to our back garden, thus potentially affecting our privacy and that of our neighbours.</p> <p>We are also extremely concerned about the proposal to considerably extend and excavate the basement area. It seems that the impact reports on the basement impact and the flood risk assessment were carried out this spring/summer, one of the driest on record. As we know, there has also been times of extreme rain in recent years. To quote from the Basement Impact assessment, 'Land Stability': 'The area is prone to these effects (seasonal shrink-swell subsidence) as a result of shrinkable London Clay'. The property at 12 Pilgrim's Lane is situated on land sloping down and backing on to the gardens in Downshire Hill. Should there be a flood in new excavated basement, the water will run down into the back of our garden potentially damaging the trees and plants in that area. It would be extremely unfair to expect the properties on Downshire Hill to be exposed to such a risk.</p> <p>We therefore greatly urge that these two areas of the proposals are reconsidered.</p>
2022/2398/P	David Stone	10/10/2022 11:32:29	OBJ	<p>As a resident of Pilgrim's Lane, I write to object to this application for all the reasons already stated by others:</p> <ol style="list-style-type: none"> 1. This is a family dwelling house that is to be turned into something of a palace - the development is out of scale with the community and the street; 2. The noise and disruption will be intense, and over an extended period - disruption to the neighbourhood is guaranteed with the level of excavation planned; and 3. The wildlife corridor will be disrupted with the planned building over a wider area of the rear yard. <p>Though simply stated, these are not minor objections, but the cause of significant concern for local residents (as can be seen from the large number of objections). The application should be refused.</p>