



Subject:

Ref: 2022/2398/P URGENT



Dear Camden Planning.

My partner and I have only just been made aware of this planning application for no. 12 Pilgrim's Lane. When we looked at the scale of the development we were shocked and concerned. Although this proposal doesn't directly affect our house on Pilgrims Lane, we must strongly reiterate our close neighbours' concerns and objections.

The scale of the development is far too large for this corner of the Conservation Area. The near 40% expansion of the existing property, 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.

There are glaring disadvantages to the scheme, and it will potentially have a devastating the impact on immediate longstanding neighbours and their right to security and privacy.

The excavation of a basement and the major work of installing a swimming pool that opens up to face historic Downshire Hill is a catastrophic and grossly out-of-character proposition, and the potential for noise and light pollution cannot be over-stated. The house as it stands may need updating, but the lengths proposed by the developer will be hugely damaging to every adjacent property.

The imposition of a basement with swimming pool and all the machinery and ventilation that is required will have a terrible impact on the peace and quiet of this neighbourhood, a neighbourhood we all chose to live in because we value its traditional, historic character.

We are very concerned about 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 and that damage that could cause neighbours.

We feel strongly that this proposal constitutes a gross overdevelopment in a protected area and for that reason is unsupportable, and we would ask Camden Council to reject.

Kind regards,
Mary Horlock and Darian Leader

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