



## HAMPSTEAD NEIGHBOURHOOD FORUM

3 March 2019

Ben Farrant  
Regeneration and Planning  
Development Management  
London Borough of Camden  
Town Hall  
Judd Street  
London WC1H 9JE

Re: 2019/1103/P, 2019/1606/L, 9 Pilgrim's Lane

The Hampstead Neighbourhood Forum objects to the proposal to extend this Grade II-listed property as being contrary to the Hampstead Neighbourhood Plan and the Hampstead Conservation Area Statement as well as national and local planning policies.

Policy DH2 of the Neighbourhood Plan states that development proposals must seek to protect and/or enhance buildings which make a positive contribution to the Conservation area. The proposed development, by virtue of its scale, obtrusive design and lack of symmetry fails to enhance the rear façade of the listed building and is unsympathetic to no. 9 and its setting as well as the setting of the similarly listed no. 7.

The proposal also fails to demonstrate that some public good would offset the (less than substantial) harm that the extension would cause to the designated heritage asset and therefore conflicts with NPPF, paragraph 196.

Local Plan Policy D2 states that Camden will resist proposals for extensions that would cause harm to the special architectural or historical importance of the building or the significance of its setting. This proposal does both. The proposed extension, by virtue of its size and design, would dominate the rear garden of no. 9 and degrade the setting of no. 7.

For these reasons, we believe the proposal should be refused.

Sincerely,

Janine Griffis  
Chair, Hampstead Neighbourhood Forum