



## 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: 2019/5817/P and 2019/6239/L, 9 Pilgrim's Lane

This proposal is very similar to the previous proposal, 2019/1103/P & 2019/1606/L, to which the Hampstead Neighbourhood Forum objected as being contrary to the Hampstead Neighbourhood Plan and the Hampstead Conservation Area Statement as well as national and local planning policies.

The rear of the current house is pleasingly symmetric overlooking a long garden. The proposed extension, measuring an extensive 5.8m x 3.7m, would harm the designated heritage asset through its scale, design and extensive use of class. Sitting flush against the boundary wall, the proposed extension would unbalance the symmetry of the rear façade and necessitate the loss of one window. Through its height and overbearing, it also would harm the setting of another heritage asset, the listed No. 7 Pilgrim's Lane.

The proposal 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.

Sincerely,

Janine Griffis  
Chair, Hampstead Neighbourhood Forum