



HAMPSTEAD NEIGHBOURHOOD FORUM

Jennifer Dawson
Camden Planning Solutions Team

7 September 2022

Re: Planning Reference 2021/5621/P, 1 Back Lane

Dear Ms Dawson,

Many thanks for forwarding details of this proposal.

We couldn't find any evidence that the applicant has applied the 45 degree and 25-degree tests to assess whether a daylight and sunlight report is needed to determine the impact of the proposed extension on 3 Back Lane.

We also are concerned that the proposed extension is to an existing extension (1997) and would consume half of the remaining small patio garden, contrary to Camden's guidance on home improvements, which says that extensions should allow for the retention of a reasonably size garden.

As submitted, we would recommend refusal as the plans are contrary to Camden guidance and DH1 and DH2 of the Hampstead Neighbourhood Plan.

All the best,

Janine Griffis
Hampstead Neighbourhood Plan