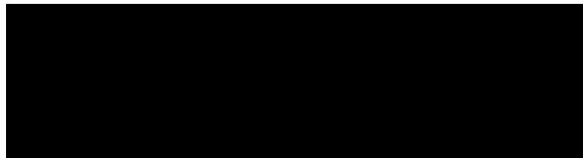

From: Lauren Ford
Sent: 08 May 2024 16:27
To: Planning
Subject: FW: 2023/5413/P - 18 Platts Lane
Attachments: 20240502_235212.jpg; 20240503_003006.jpg; 20240503_003307.jpg; 20240503_003418.jpg; 20240503_003509.jpg



Lauren Ford
Planning Officer

From: John Malet-Bates [REDACTED]
Sent: Monday, May 6, 2024 10:52 AM
To: Lauren Ford [REDACTED]



Subject: 2023/5413/P - 18 Platts Lane



Good morning Lauren, hope all well.

Our attention has been drawn to this application which did not make it to our schedule of Consultee Letter applications January onward - I don't know why.. In general, HCAAC would have No Objection to the proposal, welcoming the addition of planting around this open site. - part of which I understand is under final discussion before Determination. There is a point which seems important to cover.

Proposed extension's impact

This site, at corner of Platts Lane and Ferncroft Avenue, has a substantial planted area with veteran conifer presenting, with no.1FA across the junction and trees on both streets, an important green area. There appears to be no substantial impact on the main planted area, corner of the 18PL property, a young tree or shrub immediately adjacent to the extension corner will disappear. A note of care would be appreciated for the applicant to protect the main trees and shrubs immediately adjacent to the front ground floor extension and especially to protect the conifer's and others' roots. These are alluded to on the plan, but there is no note of landscaping action or provision in the application covering letter.

Vehicle access opening on Platts Lane frontage.

We note the new planter shown, partly closing the existing full-width opening to the building forecourt. This feature is not clearly denoted as others around the site - still showing the main area hatching under its addition. Appreciated if that can be confirmed; it is good to see new and sustained planting

Best regards,

John

John Malet-Bates
for Hampstead CAAC

John Malet-Bates
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4 Ferncroft Avenue,
London, NW3 7PH

