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I would draw the Council's attention to the 'Guidelines' on page 59 of the Conservation Area Statement for Hampstead, and, in particular, items H10, 11 and 46. The general emphasis of the Statement is on high quality design and soft landscaping. It also highlights the importance of restoring original features and I would remind the Council that the rear terraces at Grove Place used to be a grassy area (see GPCHTRA Annual Report 2014). Please note, I would like to speak at the planning committee meeting.

Y E Baxter