



42. Village character towards southern end of Fitzroy Park.



43. Allotments on Fitzroy Park contribute to village character, overlooked by dwellings.



44. St Michael's Church overlooking the green.



45. Large mansion houses along The Grove with large mature trees.



46. Witanhurst Grade II*, a notable skyline building.



47. Witanhurst Grade II*, a notable skyline building.



48. Close up of Witanhurst and St Michael's Church spire from Hampstead Heath.



49. St Michael's Church.

Photo Sheet 7

Character Area - Mixed Period Residential Areas

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50. Holly Lodge Gardens.



51. Large dwellings from a similar period front onto the street with good sized mature front gardens.



54. Mature trees set in grass verges line the street.



53. View towards the City along Holly Lodge Gardens, between an avenue of mature trees.



52. Ornate gates into public open space.

Photo Sheet 8

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APPENDIX III

Appendix III Consultation

The following table summarises all relevant consultations and issues raised:

Date	Consultee	In attendance	Issues Relevant to Landscape & Visual Assessment
Ca 10-4-2015	AHWG	Savills, SHH	An expectation that there will be no increase in footprint; 2) ensure that the proposals preserve and enhance the character and setting of the HCA and the Heath....any boundary treatments and security measures (including lighting) should be designed to be sensitive to MOL and preserve and enhance the Conservation Area setting; 5) upper storeys retained and restored in order to preserve the familiar and important views of the house from the Heath and Conservation Area; and 6) garden restored.
27-11-15	LBC	Savills	Progress of planning application and an earlier meeting which discussed, a) preserves openness of MOL in accordance with the NPPF and the London Plan; b)....c) it [should] preserve and enhance the character and setting of the Hampstead and Highgate Conservation Areas.
14-12-15	LBC	Savills	Confirm planning matters
18-04-16	LBC	Savills, SHH, Dr Mervyn Miller Heritage Consultant, Motion Transport Consultant	Area calculations prepared by SHH were accepted. Verified views not needed due to retention of existing roofline and low height of additional extension. General approval of landscape scheme as it does not vary much from the previous. Additional landscape screening acceptable in principle, but avoid use of non-native species not found on the Heath.
19-04-16	AHWG	Savills, SHH	General approval of the landscape design. An additional CGI view from Parliament Hill was requested. Accept views will be CGIs and not verified.
21-04-16	C of L	Savills	They will consider key views from Hampstead Heath and respond. Would like to be consulted on landscape boundary treatment. Any oaks introduced need to be certified free from Oak Processionary Moth.
04-05-16	Caen Ct	Savills, SHH, JFA	Detail of boundary planting, screening low level views but keeping open views of the Heath; location of refuse bins; managing impacts of construction