

**From:** John Malet-Bates <JMalet-Bates@blenheims.co.uk>  
**Sent:** 05 April 2017 10:27  
**To:** Peres Da Costa, David  
**Subject:** 2017/0579/P: 26 Netherhall Gardens London NW3 5TL

Good morning, David.

We are late with this one as meeting notes mislaid.

Also we had hoped to review the Inspector's Decision which seems, according to the Applicant, to be chiefly or only about the gap between buildings.

HCAAC considers that result, if so, to be inadequate because of the proposed demolition of an existing character asset followed by unappealing design of the proposed replacement building. No doubt also the Applicant has repeated the developers' throwaway line of denigrating the existing building.

The 2014 application was lost on appeal due, in part, to the loss of the gaps between the proposed building and its neighbours, and tree felling. The new building now proposed has no character and takes up too much garden. The plan to replace an original building, which makes a positive contribution, by a building which lacks in character and would form a negative contribution, is not acceptable in a Conservation Area. Demolition consent should not be granted.

It is perfectly feasible for the developer to propose an acceptable, carefully-studied extension to the existing building to use site area appropriately and to complement not just the existing building but also the area's character.

The problem is that developers see no benefit in careful design, producing, as in this case, relatively featureless flat-faced buildings 'keeping-in-keeping' as they see it but lacking anything of the innovative and idiosyncratic design investment of the CA assets.

Many of the buildings have valuable connections with the area's history in their having been built and lived in by worthy luminaries themselves contributing to the great social resource of Hampstead and further afield.

We advise demolition must be against Camden policy and the CA statement and any replacement building if allowed according to the Appeal Decision must be carefully designed as an equal asset to the area. We prefer retention and a carefully-designed extension or separate building.

Best regards,

John Malet-Bates

For Hampstead CAAC.

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