

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/1229/P	Hampstead CAAC	c/o Flat 6 4 Ferncroft Avenue NW3 7PH	09/05/2017 08:01:12	OBJ	<p>Apologies for late comment but Hampstead development activity means more commitment of time alongside people's work and other activity.</p> <p>HCAAC objects to this proposal on the following grounds –</p> <ul style="list-style-type: none">- The take up of remaining garden is excessive, almost totally reducing the available green space. This is the problem with some aspects of policy wherein basements can extend to 50% of remaining garden area in this case already minimal for a property of this size. Pre-app guidance states that an ecology assessment is not required due to the limit of additional floor space created. However, this ignores the additional hard landscaping which reduces the available remaining green space. Such schemes rely on the available green space trees etc. on adjoining properties, which by possible accumulation of reduced green space is clearly unacceptable precedent.- We note the proposed changes to the front boundary which at present includes hedges with the railings. The hedges should not be removed for the new railings scheme and should be enhanced.- The proposed altered side extension roof is uncharacteristic and awkward, having a slope falling towards the main building's side wall. Apart from possible and eventual damp issues due to difficulty of maintain the necessary gutter, the proper roofing would be a hipped lean-to if the extension needs to be changed.- All existing trees on the property should be retained and any property protected. Developers often say this will be, then proceed to amend the scheme having banked a consent, necessitating removal.- In general this scheme demonstrates over-generous planning to justify extended envelope and we would query the necessity if so damaging to existing green space.
