

From: John Malet-Bates [REDACTED]
Sent: 29 September 2017 13:56
To: Constantinescu, Nora-Andreea
Cc: Mojgan Green
Subject: FW: {External} RE: Urgent! 2017/ 3332/P: 34 Spencer Walk

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Dear Nora-Andreea,
I apologise this matter has taken me so long to get sorted.

Our comment;
The proposed front balcony replicates neighbours' similar presumably consented or part of the original development so HCAAC Objection to such alteration would seem moot.

The rear extension is small but extends to over-fill the already small court yard/garden.
The extension creates too narrow a gap (less than 400mm) between it and the party fence, making it impossible to maintain.
Both the front alterations and the proposed rear extension have no design quality within this quaint courtyard and are not seen as feasible.
We think that should be corrected with a smaller take-up of courtyard/garden and retreat from the boundary or a properly detailed and agreed relation against the party wall.

I hope this is now clear.
Best regards,
John

John Malet-Bates Dip Arch RIBA
Consulting Building Surveyor

