
From: John Malet-Bates [REDACTED]
Sent: 16 June 2017 01:11
To: Henry, Kate
Subject: 2017/2774/P: 14 Hollycroft Avenue, NW3 7QL

Dear Ms.Henry,

With my apologies for just managing our comment around the appointed time, Hampstead CAAC Objects to the applicants' proposal as follows:

1. The apparently excessive width of the stated space for persons to cross to the house, more likely a future car hardstanding.
2. The applicant talks, in the DAS of "relocation of the carport and creation of a crossover....." There is not nor was evidently any 'carport'.
3. No elevation nor detail of the stated low brick wall, hedge and gate noted on the plan. Such developments tend to be piecemeal small lengths of wall and hedging. A new 'sanitised' boundary treatment contrasts with the existing softness and offers substantial harm to the CA.
4. The existing garden plan shows an un-annotated space which appears to be intended to be read as a car space or "car port" This regardless of the lack of a pavement crossover. However, as no car is or has been parked off-street on the property, it would appear to be contrary to policy to now add a car space, the evident intention of this application, to be followed in due course by a new crossover.
5. The proposal appears to be to have a pavement crossover depriving the street of an existing parking space, also doubtful or threatening to the street tree. 'screening' still leaving the threatened almost double car space. The planting pots are not true contributors to either the green environment or the street scene.
6. Then "the above (building extension) works have required use of the front garden for storage of building materials therefore works to the front garden are essential post completion of these works." Indeed but bearing in mind the diminution of part of the rear garden green space, concentration on a green frontage would seem to be essential, thereby enhancing the CA, restoring the more suitable 'softening' of the existing.
7. We note the representation and constructive alternative detail suggested by the neighbour at no. 12a and commend to officers appreciation thereof and request for an amenable scheme from the applicant.

Best regards,
John Malet-Bates
For Hampstead CAAC.

