

From: John Malet-Bates [REDACTED]
Sent: 27 August 2018 22:34
To: Keen, Alyce [REDACTED]
Cc: 'Andrew Dutton-Parrish' [REDACTED]; Carolina Aivars [REDACTED]; David Milne [REDACTED]; 'Esi Cakmakcioglu' [REDACTED]; John Malet-Bates [REDACTED]; John Malet-Bates [REDACTED]; John Weston [REDACTED]; 'Mark Nevard' [REDACTED]; 'Martin Humphery' [REDACTED]; 'Mojgan Green' [REDACTED]; 'Nancy Mayo' [REDACTED]; 'Patricia Orwell' [REDACTED]
Subject: 2018/2655/P: Judges Walk House 7 Branch Hill

Dear Alyce,
HCAAC has had a slightly fraught two months, people busy and away, temporarily lost venue for meetings.
Time to catch up on all recents.

Hampstead CAAC always questions release of Conditions previously enabling consent. However, the proposed basement area reduction is welcome, but apparently at the cost of some loss.
HCAAC would Object to the car lift proposal especially in this location; such was apparently approved previously albeit not shown on street level plan.. It appears to be a slight reduction from the previously proposed car spaces, but the proposal to have 2 vertically arranged spaces instead of 2 at street level seems strange- perhaps 3 spaces are proposed, 2 at street level and that at basement. The car lift appears unfeasibly tight for an average vehicle to judge from the section.
The area is at worst a PTAL 3-4 location and the growth of general and upmarket cab and car hire availability as well as the closeness to Hampstead tube station with adequate bus service also shows against this proposal.
The proposal seems to require the upper car to move if the lower has to rise, creating some disturbance to the access road as well as necessitating exposure of the lift rams and upper platform with the temptation to leave it in the 'upper' position, potential for breakdown ditto. This is a highly sensitive location which should be clear of such mechanical manifestation and operations and would be greatly harmed by any such provision.
HCAAC would consider it preferable to have 2 spaces only at street level.
Moreover the proposed new lift location is more exposed, that formerly=proposed being screened by trees which are now lost from the current proposal, with one rather 'token' tree substituted within the plan area.

Regards,
John Malet-Bates
For Hampstead CAAC



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