



Dear Patrick,
Apologies for somewhat late comment on this application.

HCAAC Objects to the proposal as the 1st floor extension brought to the front line of the existing building and adjacent houses risks a 'terrace' effect against the intention and setting of the semi-detached house. This must be against policy in this particular area, it further obstructs a view of the space/and/or planting behind the building. It seems important to retain the fuller detached nature of this house and the proposed 'sympathetic' windows are irrelevant..

The application drawings do not seem to give full context relative to neighbouring buildings and the area. However, the 'duct' in front of the neighbour's existing window over the garage would still need a legal agreement. Also there are inconsistencies about the 'DAP' planning. Ambulant disabled but even so, the so-called wet room is highly questionable being so constricted. Handrails etc. will further obstruct in this space, not assist.

We would be disappointed to think the Applicant had gained any note of likely approval for this scheme in the Pre-app period. The existing plans and prospects for better use and planning should be re-examined without the proposed 1st floor extension.

Regards,

For Hampstead CAAC



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