



Dear Charles,

Hampstead CAAC Objects to the proposal while noting the damage incurred by apparently unavoidable previous application of planning law of which HCAAC has little knowledge –

- Proposed railing & gate are not original features of the CA and should be discouraged, when hedges and front walls were the originals;
- The accumulation of large and some high-value cars requiring security protection in front gardens appears to have harmed the CA and their continuation should be discouraged.
- We note that Redfrog Association was many years ago refused a request for an Article 4 Declaration on this then lesser problem resulting in the harm now perceived.

- We note that LDC application 2017/3224/P was refused but reversed to Consent by Decision on application 2017/6010/P presumably following further review of Counsel's statement in 2016 or other reasons..

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LDC refusal Decision Notice.

The proposed demolition of the front gate and fence are not permitted under Class C of Part 11 in Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015, as the demolition is "relevant demolition" for the purposes of section 196D of the Act (demolition of an unlisted etc. building in a conservation area)(1).

Regards,



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