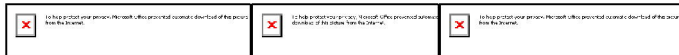

From: John Malet-Bates [REDACTED]
Sent: 13 June 2019 11:57
To: Diver, John
Subject: FW: {External} 29-33 Arkwright Road

Mis-addressed first time.

John Malet-Bates
Dip Arch RIBA

[REDACTED]



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From: John Malet-Bates
Sent: 13 June 2019 11:54
To: 'john.diver@can [REDACTED]
Cc: 'Mojgan Green' < [REDACTED]

Subject: FW: {External} 29-33 Arkwright Road

Dear Mr.Diver.

With apologies for this late consideration and submission -
Hampstead CAAC **Objects to aspects of the proposal.**

We consider consent for the scheme as drawn would set a bad precedent, harming the CA. Although off the main street of Frognal, it will be seen from there and around.

1. Too much site take-up. The reduction of trees and greenery compared with the remaining Arkwright Road gardens is too great.
2. Trees loss should be made good, not to rely on the remaining gardens' greenery.
3. The buildings' proposed extent is too great an incentive for garden portion sales which should be limited.
4. We also query the proposed basement definition by the Applicant as in the DAS; the ground slopes at that point not being such (not as steep as that part of Frognal) to agree a half-in-half-out definition.
5. We query whether 1st floor projections over the lane should be permitted.

6. The proposed timber louvre claddings will need good maintenance if they are not to degrade in appearance over time.
7. The existing boundary wall to the lane will have to be rebuilt for support of the 1st floor(s) and for access opening.
8. The resulting 'conurbation' of garden building needs to be controlled and strictly defined, so that other garden outbuildings do not get the cue for enlargement over policy allowances.

Best regards,
John

John Malet-Bates
For Hampstead CAAC
c/o Flat 6,

