
From: Henry, Kate
Sent: 30 July 2019 10:49
To: Planning
Subject: FW: 2019/2263/P: 17 Frogna1

Hi – please log as an objection from HCAAC.

Kate Henry
Senior Planner
(Tue, Wed, Thu, Fri)

Telephone: 020 7974 3794



Sent: 14 July 2019 23:16
To: Henry, Kate <Kate.Henry@camden.gov.uk>

Subject: 2019/2263/P: 17 Frogna1

Dear Kate.

HCAAC objects to this proposal as follows:

1. The status of the rear land apparently annexed is unclear as is its relation to area estate covenants typically governing land use and conduct may be against such development..
2. The applicant should be asked to show proof of this status and right of way over other freehold land.
3. The proposal to cut down a whole copse including veteran trees (to be “reinstated” ??) for building should not be permitted. The proposal would appear to be contrary to policy in denial of existing dense treescape etc. and wildlife benefiting from the existing trees etc.
4. As an example of possible precedent for rear garden sales and development, the proposal is harmful to the CA and that substantial harm is not mitigated by public benefit as is required by policy. The NPPF should not be interpreted as allowing quite small garden sites essential to the green environment of the area to be developed.
5. Inclusion of cars is not permitted as policy – in any case the typically 2m wide gap between nos. 17 1nd 13-15 would not allow for vehicle access.

The drawings and conflicting statements in the planning statement should be resolved.

6. No consent should be given for any proposed access to/from neighbouring lands for vehicle access mentioned in the planning statement.
7. Many statements in the planning statement do not hold for the application – separate email on this.

Best regards,
John

Regards,
John Malet-Bates
For Hampstead CAAC
c/o Flat 6, 4 Ferncroft Avenue, NW3 7PH

