



Dear Sofie,

HCAAC Objects to the proposals as follows:

1. Proposed roof level terrace threatens overlooking to neighbours; in view of the house orientation, the existing main ground level terrace is a sun trap and that and the adjacent rearward terrace should be regarded as adequate;
2. The proposed rear porch would therefore seem to be unnecessary;
3. We note the drawing note referring to rear timber walls and ceramic tiles as cladding – this proposal should be clarified in relation to the building’s character and the “timber wall” identified if not associated with the doors;
4. Bin stores for wheelie bins should not have roofs therefore reduce height.
5. No indication of rear landscaping but we think some planting and/or real grass should be attempted or retained if existing.

Best regards,
John

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

