



Dear Charles,

HCAAC Objects to the proposal as follows:

1. Proposal in 2016 now has to satisfy a changed Planning and environmental regime;
2. A double basement is not now acceptable where the ground topography and increase in embodied carbon and in relation to observed needs of the dwelling and occupiers;
3. Said double basement in the vicinity of the pond may threaten disruption of natural water movement to the pond;
4. The MB report of the last application made reference to local groundwater problems previously unknown;
5. The entrance walkway on pilotis also suggests flooding risk in which case a deep basement should be avoided;
6. The proposal is an unattractive and prominent lost opportunity having also a dominant terrace; and too large areas of glazing for this location;
7. There is no need to create a view from the building, as proximity to the pond and background green environment as well as garden access are sufficient.
8. As it is such a prominent building in open land and close to the pond, measures should be conditioned to mask large glazed areas at night.

Regards,

John Malet-Bates

For Hampstead CAAC

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