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**From:** John Malet-Bates <john.jmba@talktalk.net>  
**Sent:** 08 October 2019 08:20  
**To:** Henry, Kate  
**Cc:** [REDACTED]

**Subject:** 2019/3915/P : Flat 1 30 Redington Road

Dear Kate,

HCAAC Objects to the proposals follows:

1. We are concerned at the narrowing of the gap to the boundary for the entire length of the proposed extension which is arguably unacceptable with a large detached house as the building must continue to appear;
2. Granted the existing screen wall already closing the view, but with far less of a building behind that;
3. Granted also the previous consents but in the present situation and aims 2 decades on seeking more green space and planting
4. The additional accommodation gained is odd – one additional bedroom, a dedicated utility room, generous entry hall and a sudden mass of sanitary accommodation – but at the cost of a seriously reduced dining and living room and a curious relation to the enlarged kitchen;
5. We acknowledge the D&AS comment as to ‘pokcy’ rooms but which we cannot recognise in the plan as existing;
6. To what use is the flat to be put ? The suggestion from reading the plan is development away from a family flat towards multiple lettings ?
7. On the other hand the quirks of internal planning strongly suggest a particular larger family client. Perhaps this can be clarified as a 4-bedroom flat is not exactly what Hampstead or Redington & Frogna lacks. The existing flat would be attractive to a professional’s family.
8. At any rate, we think the desired accommodation should be re-organised in an extension taking up less open area on that side of the property, even with the very large garden which may or may not be shared space.

Best regards,

[REDACTED]

[REDACTED]  
For Hampstead CAAC

[REDACTED]

[REDACTED]