

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/6407/P	Hampstead CAAC	01/03/2020 20:08:10	COMNOT	<p>HCAAC considers the detailing of the entrance could be improved. Compared with the front elevation in general it appears too dominant and at the same time constrained relative to adjacent elements. It is also out of character and scale with the Arts & Crafts detail and composition. The problem appears to be its combining the basement entrance & steps which would be better as a separate element.</p> <p>The proposed new rear extension design and massing should ensure its subservience to the host building. We also consider the project should retain or reinstate the north end gable, the proposed side roof slope appears weak and the proposed dormer an overlooking element. We do not understand the need for the rear ground floor central doors fenestration to differ in detail from the existing adjacent.</p> <p>The rear tree should be retained and maintained as an asset to the site setting and neighbourhood.</p>
