

## Dawson (development), Barry

---

**From:** Quigley, Elaine  
**Sent:** 15 April 2020 10:28  
**To:** Planning  
**Subject:** FW: 2019/5398/P: Flat A 12 Denning Road.

Hi

Can the objection from the Hampstead CAAC be logged on M3 and uploaded to Trim.

Thanks

Elaine

Elaine Quigley  
Senior Planner

Telephone: 020 7974 5101



The majority of Council staff are now working at home through remote, secure access to our systems.

Where possible please now communicate with us by telephone or email. We have limited staff in our offices to deal with post, but as most staff are homeworking due to the current situation with COVID-19, electronic communications will mean we can respond quickly.

---

**From:** John Malet-Bates <john.jmba@talktalk.net>  
**Sent:** 14 April 2020 21:54  
**To:** Quigley, Elaine <Elaine.Quigley@camden.gov.uk>  
**Cc:** 'Andrew Dutton-Parrish' <duttonparrish1111@yahoo.com>; Blenheims John <jmalet-bates@blenheims.co.uk>; Carolina Aivars <ca@aivarsarchitects.com>; David Milne <milnedg@gmail.com>; 'Esi Cakmakcioglu' <esi.bt@btinternet.com>; John Malet-Bates <john.jmba@talktalk.net>; John Weston <john.weston689@gmail.com>; 'Mark Nevard' <mark@nevard.net>; 'Martin Humphery' <martin Humphery@btinternet.com>; 'Mojgan Green' <mojgan.green@virginmedia.com>; 'Nancy Mayo' <nmayo@blueyonder.co.uk>; 'Patricia Orwell' <patricia.orwell@btinternet.com>  
**Subject:** 2019/5398/P: Flat A 12 Denning Road.

**[EXTERNAL EMAIL]** Beware – This email originated outside Camden and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. If in any doubt contact [InformationSecurityTeam@camden.gov.uk](mailto:InformationSecurityTeam@camden.gov.uk) please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Dear Elaine,  
Apologies for any inconvenience in this late submission.  
Hampstead CAAC Objects to the above proposals.

The proposed extension fills in its own basement lightwell which is unfortunate in enclosing such valuable rear open space. It also extends full-width of the property which is not replicated in other properties on either side of the street. HCAAC always opposes loss of open space in tight rear environments. Reliance on back-to-back neighbours' gardens to ameliorate this loss does not work if the extension precedent is established and copied elsewhere.

The traditional rear extension in so many older properties is at most a 60/40 take up. This might pose planning difficulties for the applicant on this narrower site which would have to be addressed by compensating measures. Building hard to both boundaries sets an unwelcome precedent. The clue to the minimum space to be safeguarded is in the paired walkways of nos. 12 and 14, with the limit as the termination of the walkway at the house rear wall. We also note the almost explosive growth from 2 to 4 bedrooms where the latter is not the major family requirement in Hampstead. The proposal does not seem answered by family requirements that cannot be met otherwise whether in Hampstead or elsewhere.

We note the evidence of roof extensions elsewhere in the street which have damaged the long-standing roof profiles and threatened sense of space especially at the rear of properties. That risk and of cumulative harm should not be encouraged by excessive extensions for very greatly enlarged accommodation.

HCAAC asks for considerable amendment of the proposals or refusal as they stand.

We note the Objection raised by the Hampstead Neighbourhood Forum. We have not studied as well as they the local environment and buildings precedents and are grateful for that insight, in all respects agreeing with their Objection.

Regards,

John Malet-Bates

For Hampstead CAAC

c/o Flat 6, 4 Ferncroft Avenue, NW3 7PH

07947 744 203

[John.jmba@talktalk.net](mailto:John.jmba@talktalk.net) also

[jmalet-bates@blenheims.co.uk](mailto:jmalet-bates@blenheims.co.uk)