

## Mark Chan

---

**From:** John Malet-Bates  
**Sent:**  
**To:** Chan, Mark  
**Cc:** Mojgan Green; Carolina Aivars; Esi Cakmakcioglu; Nancy Mayo; Andrew Dutton-Parrish; David Milne; John Weston;  
**Subject:** 2020/5072/P: 17 Keats Grove outbuilding etc.

**[EXTERNAL EMAIL]** Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. 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 Mark,

HCAAC Objects to this application as follows , acknowledging that by now amendments may be in progress:

1. Insufficient information to judge the location and necessity, if so, of the proposed location.
2. An outbuilding in this very small (greatly reduced ?) garden is generally unwelcome environmentally.
3. However, is to be permitted due to Camden policy, the proposed outbuilding should be located at the lower level of the garden. It appears to be an obvious preference for enjoyment of the garden greenery (nothing shown about the lower level - possibly fully glazed, in which case the outbuilding can be an attached extension with screening, separate access etc.
4. This is because of its tight and inappropriate location on the upper level terrace, despite its modest plan compared with other outbuildings.
5. It is proposed to remove the boundary hedge at rear of the outbuilding., of the good planting at the boundary, contrary to the statement in the DAS "...cutting back..."
6. In these days, existing planting should not be sacrificed for buildings.
7. Similarly, a large rooflight is unnecessary in such a small building unnecessarily threatening light pollution.
8. Its relation to the boundary wall in the proposed location should be reduced.
9. The proposed height is more than necessary, allowing an internal ceiling height of 2-6m where 2.3 m would be adequate.
10. A green (sedum) roof is not adequate these days – no biodiversity benefit. If "Planted green roof" details should be given and roof structure required for the heavier loading.

Best regards,  
John

John Malet-Bates  
For Hampstead CAAC,