

**Laura Dorbeck**

---

**From:** John Malet-Bates [REDACTED]  
**Sent:** 14 July 2021 08:06  
**To:** Laura Hazelton  
**Subject:** 2019/3948/P: 47D Netherhall Gardens

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**[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 Laura,

Hampstead CAAAC has the following Objections to the proposals, though we assume problems noted by others, particularly the BIA questions, are being worked out with the Applicant.

1. The location plan is insufficiently clear as to extents and others have remarked on the “assumed boundaries”.
2. While basement excavation and extension is permitted under current policy, the extent of increased hard landscaping and loss of green area suggested by the casually-located external table cannot be justified. Details of that area and commitment to retention of existing plants and green should be preferred. The apparently casual allocation of paths is of concern and these should be reduced in favour of green areas and planting. No doubt that has been put to the applicant in context of Camden’s emerging preference and policy.
3. There remain unanswered questions re the BIA suggesting the proposals are not permissible. In particular, further excavation required to base the new construction securely and deeper are further concerning in a water-course area.
4. The Applicant claims that the proposal *provides a high quality addition to the house that will positively contribute to the local character*. We consider the only character to which it contributes is the rash of such generally undesirable alterations to the local area and environment. This applies particularly to the setting of this “cottage”.
5. The front alterations particularly are regarded as detrimental to the area and local character,

The proposal and construction are carbon-generators, while the planning statement mentions sustainable measures to accompany the proposed construction, that would be expected in these times and should not be taken as a bonus justifying the scheme and a possible consent.

Regards,  
John Malet-Bates  
For Hampstead CAAC,  
c/o Flat 6,  
4 Ferncroft Avenue,  
London,  
NW3 7PH  
[REDACTED]