

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/0832/P	Fiorella Massey	11/06/2024 15:26:22	OBJ	<p>This is a highly speculative proposal from the present owners, who have allowed this house to fall into dereliction, notwithstanding their comments re making a "positive architectural contribution' to the neighbourhood. The adding of a further 806 sq m of internal area is excessive, adding a double basement at 6.4m depth, could have serious impact on the stability of surrounding foundations including those of 66 Elsworthy road.</p> <p>The first floor terrace will overlook the neighbouring garden of 66, impacting not just our light but our privacy. The magnificent garden of 68, a green haven and nature space for birds and surrounding wildlife, will be substantially reduced by the addition of rear extension and outside staff quarters. Their so called 'pavilion' in the garden, a proposed modern, out of context independent structure, adding more bedrooms to an already large seven bedroom home, adds to the burden of the front access and parking.</p> <p>The front drive cannot possibly accommodate 4 cars nor can the side east facade be sufficient for bins and maintenance access. They mention that they will 'make good' front facade, that they will be rebuild the west facade, demolish the rear north facade but we question the feasibility and structural integrity of the east facade and its impact on number 66.</p> <p>It is untrue to say that the rear facade is 'entirely obscured from public view' as it is quite visible from our garden and the properties to the rear. Any changes should be in line with the neighbourhood arts and crafts aesthetic. This is not Avenue road or Bishops Av.</p> <p>The unique features of the surrounding area should be respected, the Elsworthy road conservation area, and the fairly constricted road access, should limit the expansion of this property and its existing already large footprint.</p> <p>The proposed extensive works have not been sufficiently explained in terms of protecting the neighbouring houses particularly its close proximity to number 66 Elsworthy road, NW33BP. Any works will result in a demand of substantial deposit held in escrow in view of these high risks. We were not informed at any point of their pre application enquiry. Their proposal is the demolition of a Willet house which substantial heritage value.</p>
