
From: CAAC Comments Form [REDACTED]
Sent: 22 July 2024 16:50
To: Planning; [REDACTED]
Subject: CAAC Consultation Comments Received

Camden Council

Hi,

Someone submitted an entry for the CAAC Comments form form in the Camden Council site. View all the form's entries by clicking [here](#).

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Here's what **Someone** entered into the form:

Enter Pin

[REDACTED]

Application ref.

2024/1352/P

Site Address

45 Elsworthy Road London NW3 3BS

Development Description

Alterations and extensions to the existing dwelling including the demolition of the existing front garage projection, rear extensions, roof alterations, existing basement, and the erection of a ground floor rear extension, first floor side extension, roof alterations, a new basement level, installation of a front lightwell and associated landscaping and ancillary works.

Planning officer

Sarah White

Advisory committee

Elsworthy;Elsworthy

Advisory committee

Please send your comments by:

2024-08-09T00:00:00.000

About your observations

When making your observations please consider the impact the proposals will have on the character and appearance of the conservation area. This will usually be related to physical changes but can include use of buildings. The character and appearance of the conservation area is set out in the conservation area statement it may be useful to refer to it to support your comments.

Please choose one

Comment

Do you have any comments or consider that the proposal is harmful to or does not preserve the character and appearance of the conservation area?

COMMENT

It is appreciated that the latest design has removed the modern full length stair window on the rear façade.

There is no detail on how the enlarged basement with swimming pool etc is to be ventilated. No detail other than " plant room" on the plans. Previously the ventilation noise resulting from basement developments of this sort has been a nuisance for neighbours.

Two neighbouring houses along the private road have suffered flooding of their basements in the past. One occurred since the new Thames Water ring main was installed down Elsworthy Road/Avenue Road, which was to deter future flooding during exceptional heavy rain.

One front garden tree is to be removed but there is no plan/design of the future landscaping for this area. It is important that the original privet boundary hedge be reinstated since these are intrinsic to Willett's garden suburb design.

There is no Construction Management Plan. The property is partly situated on a private road but the construction access will be on Elsworthy Road that has substantial pedestrian passage to Primrose Hill and there are weight limits on other local roads that should be avoided.

There are several car stackers in the Elsworthy CA and not one of them is used.

Francoise Findlay
for BCAAC

Do you want to attach any files?

No

Attach files

To receive a confirmation email, enter your address below:

bcaac@belsizeconservation.org.uk

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