

28th August 2024

PLANNING STATEMENT

Re: **36 ELSWORTHY ROAD, LONDON, NW3 3DL**
(to support planning application to change bin stores in front garden area)

1. Five small stores are presently located in the front garden adjacent to the wall dividing 36 Elsworthy Road from 38 Elsworthy Road. The existing stores are not large enough to accommodate a 240 litre bin as distributed by Camden Council and these are currently scattered around the front garden area.
2. The property is located within the Elsworthy Road Conservation Area and the Swiss Cottage ward. It is not listed nor locally listed. The property is located about 50m east of the junction with Lower Merton Rise. Elsworthy Road is an exclusively residential area where many of the buildings, originally constructed at the end of the nineteenth century, are large dwelling houses over five floors which have subsequently been converted into self-contained flats.
3. 36 Elsworthy Road contains four self contained flats.
4. The proposal takes account of the Camden Planning Guidance for Design 2021 and the Elsworthy Road Conservation Area Appraisal and Management Strategy adopted in 2009.
5. It is proposed to construct five new bin stores or bin store spaces capable of taking a 240 litre bin constructed from solid brickwork in multitask facings to match the houses and surrounding area complete with green roof, planted with Sedum or similar.
6. The bin stores have been extended upwards at 38 Elsworthy Road but the proposal will be similar to that constructed at 40 Elsworthy Road.
7. The proposal will neaten up the appearance of the property at the front. Existing plants will provide a level of screening.