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**From:** CAAC Comments Form  
**Sent:** 13 December 2024 16:44  
**To:** Planning; Dawn Allott; Derek Gomez; Tuhinur Khan  
**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

648028

Application ref.

2024/5059/P

Site Address

58 Elsworthy Road London NW3 3BU

Development Description

Erection of extensions at front first floor and roof levels including new side dormer; removal of and replacement ground floor rear extension; first floor and roof level extensions at rear including new rear dormer; reprovision of roof terrace at rear first floor level and new inset roof

terrace at second floor level; excavation to provide new basement level and lightwell at rear; and minor alterations to fenestration throughout.

## Planning officer

Daren Zuk

## Advisory committee

Elsworthy;Elsworthy

## Advisory committee

Please send your comments by:

2024-12-25T00:00:00.000

## 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

Luxor Lodge has been much altered internally since 1900 although it is barely noticeable today when viewed from Elsworthy Road nor when compared to an original photograph taken at that time. It is therefore much appreciated that changes to the proposal were made post the pre application consultation, thus retaining the asymmetry and the original fenestration design and scale of the front façade. William Willett would again despair that a basement is proposed when he campaigned so hard to avoid even domestics working, never mind sleeping, below ground level That is a lost caused in the 21st century.

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There is no detail at this stage of the future front drive treatment but it is very much hoped that the existing low wall and railings, disguised by privet hedges, will be repeated

Four flats and potentially eight cars will regrettably leave no room for soft landscaping but at least the driveway can be a permeable material. There needs to be sufficient provision for eight refuse bins or the equivalent. Over the road at no. 43 the bins are left permanently on the pavement. An unwanted feature of the CA.

Francoise Findley  
for BCAAC

Do you want to attach any files?

No

Attach files

To receive a confirmation email, enter your address below:

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