

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/1987/P	Paul and Francoise Findlay	1 Lower Merton Rise London NW3 3RA	22/05/2015 01:16:20	OBJNOT	<p>It is appreciated that the front façade of the house will change little. Please ensure that the stone plaque over the front door with the date when Willett built the house is retained.</p> <p>There is no indication of the reinstatement of the privet hedge or front landscaping on completion. The retention of these features is essential to safeguard the original garden suburb design of this conservation area.</p> <p>There is no provision shown for storage of refuse bins.</p> <p>There is a turret proposed over the rear bay window at the first floor. This is completely out of keeping with the style of the house and we object strongly to its inclusion.</p> <p>Placing the air conditioning unit away from the house means that it could be a nuisance to the occupants of the adjacent gardens in King Henry"s Road and their enjoyment.</p> <p>No. 17 may not be identified specifically as a building making a positive contribution but it is understood in the Elsworthy Conservation Area Statement that ALL the original Willett houses are of value. None are excluded and all contribute to the CA equally.</p> <p>Our own house lies directly over the main line railway tunnel that lies under the garden of no. 17. Network Rail have in the past been concerned regarding the condition and maintenance of this old tunnel and the proximity of this proposed deep basement to the tunnel wall causes us great anxiety. The tunnel is a brick construction and the necessary huge excavation for the swimming pool could effect substantial change to the quality of the London clay that surrounds the brick tunnel, with unknown repercussions. We urge you to investigate this aspect of the proposal with Network Rail in great detail.</p> <p>The introduction of basements and pools in Elsworthy Road and Avenue Road led to them flooding since Willett"s original drainage system was insufficient to cope. Thames Water spent six months in 2014 closing off Elsworthy Road to install a huge drain to remedy the situation. There is no such provision for the Willett houses in Wadham Gardens. The CCTV investigative report details existing problems with the drains.</p> <p>The changes proposed to the existing Camden basement policy include that in future the basement should be a single storey. The design of the proposed swimming pool shows it extending below that level.</p>
2015/1987/P	Chairman of Elsworthy Residents Association Francoise Findlay	1 Lower Merton Rise NW3 3RA	22/05/2015 01:43:36	OBJLETTE R	<p>Elsworthy Residents Association continue to be concerned by basement applications, particularly on the scale of this proposal. The experience of the collapse of No 8 Elsworthy Road and the length and inconvenience to the neighbourhood of basement building adjacent to no. 25 and no. 41 and 62 have taken their toll and at present nos. 51, 48 and 56 are underway. There is permission for 18 and 20 Elsworthy Rd to be demolished and replaced with houses and basements and all this creates disturbance to our members.</p> <p>At the same time the members appreciate the values of the conservation area and particularly the green, garden suburb quality of the Willett houses. It is hoped that no. 17 will protect the trees and re landscape the front garden should the permission be granted.</p> <p>It is appreciated that the front façade is retained but the design at the rear with the addition of the turret which is not a Willett feature is deplored.</p>