
We want to hear your views on the changes we are proposing to how we consult on planning applications. To find out more and have your say visit www.camden.gov.uk/sci. Consultation closes on the 20 January 2016.

From: stefano schiavo [REDACTED]

Sent: 18 January 2016 17:04

To: Whittingham, Gideon

Subject: 2015/7022/P

1. Dear Mr Whittingham

I am writing to log my objection to the proposed development of number 10-10A Eldon Grove London NW3 5 PT for the following reasons:

The proposed development fails to preserve and enhance the character and appearance of both its parent building and the local street scene. It is therefore contrary to both national and local policy for new development in conservation areas.

Paragraph 131 of the NPPF says in considering applications in conservation areas, LPAs should take account of ".....*the desirability of new development making a positive contribution to local character and distinctiveness.*" It would significantly disturb the symmetry of 10-10A Eldon Grove's front and rear elevations, thereby detracting from the building's essential character.

The essential symmetry of both front and rear elevations was preserved when the house was built including the annex. The proposed re development would disrupt this symmetry, leading to unbalanced front and rear elevations, contrary to Conservation Area Statement 18 guidelines F/N19 and 24.

The proposed extension's overall design does little to preserve the character and appearance of the Conservation Area and even less to enhance it. It makes no real architectural statement of its own and would sit uneasily in relation to the confidence of its parent building.

The proposed development is located in a prominent position in the local street scene, clearly visible from public viewpoints in both Eldon Grove and Thurlow Road.

The Design and Access Statement suggests that the proposed development will not detract from the existing building. Its relative low profile would mean it will remain subservient to the building as a whole. It would sit lightly and unobtrusively in the street scene. In fact, the proposed development would be highly visible from public viewpoints in both Eldon Grove and Thurlow Road, amplifying the latter's incongruous appearance in the overall street scene.

The proposed development would affect the adjacent properties' residential amenities. It would heighten the sense of enclosure and diminish the degree of privacy they

currently enjoy. Further more the impact of excavating under number 10A cannot be fully and objectively assessed and the consequences can not be foreseen, therefore permission to develop should not be granted.

Kind regards

Stefano Schiavo

Flat B 8-9

Eldon Grove