

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/3495/P	Kedar ShaRon	23 Elsworthy Rd NW33DS NW33DS	28/07/2016 17:11:19	COMMNT	<p>a) The site of the proposed development is and always was a garden and it seems the application is garden grabbing. This is a greenfield spot that should not be developed but remain green.</p> <p>b) That building on 15 Elsworthy Terrace was erected where of some derelict garages that had existed on that site for very many years.</p> <p>c) The gap in the building line between Elsworthy Road and Elsworthy Terrace that allows vistas of the greenery of the gardens as well as Primrose Hill itself from the road is an integral part of the urban fabric of the Conservation Area that would be totally destroyed by the proposed building as all the vistas would be obscured.</p> <p>d) The proposed two storey building would significantly reduce access to natural light</p> <p>e) The proposed two storey building is totally unsympathetic to the architecture, volumes, and stile of any other building in the Conservation Area.</p> <p>f) The existing garden has a few beautiful large mature trees. It would seem impossible to be able to build the proposed dwelling with two floors of underground basement plus light well without damaging or killing some of the existing trees.</p> <p>g) The present garden site has no access. A new access would have to be made by breaching the existing garden wall.</p>

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/3495/P	Paul Fitter	4 Lower Merton Rise	28/07/2016 17:02:24	OBJ	<p>I write to object to this proposal, principally because of the harm it would cause to the Conservation Area in terms of streetscene, disturbance to the existing rythm and density of development, and views of Primrose Hill. Further, I have read the 2016 Local Plan Submission Draft (which I believe is similar in content to the Adopted Local Plan), and the policies set out therein are consistent with my views and should lead the Planning Committee to reject this proposal. I elaborate further below.</p> <p>The site clearly reads as the garden of 1 Elsworthy Terrace, which it has been until it was fenced off recently. Built development in a space designed as a garden would appear incongruous. The development of the garages to the rear of 15 Elsworthy Terrace (where I, incidentally, wrote in support of the application) was a completely different matter given that incongruous development had already been introduced prior to the designation of the Conservation Area. It is disingenuous of the applicants to invoke a comparison of the two. And, importantly, views of Primrose Hill from Elsworthy Road would be compromised.</p> <p>Turning to adopted (or soon to be adopted) policy I note the following most salient points:</p> <p>1) Para 6.37 of the Submission Draft says, inter alia, "we will resist development that occupies an excessive part of the garden, and where there is a loss of garden space which contributes to the character of the townscape"</p> <p>2) Para 6.38 says, inter alia, that it "seeks the retention of important views and glimpses of green space where these have been identified in a Conservation Area Appraisal" and this is particularly the case where "these views may also help to define the significance of heritage assets (Primrose Hill in this case)".</p> <p>The Conservation Area Appraisal refers to the overriding importance of views in and out of Primrose Hill (para. 3.8), and the need to reflect and reinforce the original rythm and density of development (para 12.4).</p>
