

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/3495/P	Mr and Mrs J Adkin	30 Elsworthy Road London NW3 3DL	31/07/2016 14:44:37	OBJ	1 August 2016 Development Management London Borough of Camden Camden Town Hall Judd Street London WC1H 9JE

Dear Sir/Madam

Application reference number 2016/3495/P

We are writing to object to planning application number 2016/3495/P.

Our objection relates to the principle of development in the garden of 1 Elsworthy Terrace in the Elsworthy Conservation Area, although we also have objections to the particular proposal.

1. We object to the development of the rear garden of 1 Elsworthy Terrace. We think it is entirely inappropriate and contrary to general principles of planning law. The land has not been previously developed and is a garden. Only buildings ancillary to the use of 1 Elsworthy Terrace on the site would be appropriate.
2. Reliance on the development at the rear of 15 Elsworthy Terrace as a precedent is completely inappropriate. The rear garden of 1 Elsworthy Terrace has never been developed. The land at the rear of 15 Elsworthy Terrace had been previously developed and the recent development replaced ugly garages which had been noted as detracting from the conservation area in the Elsworthy Conservation Area ("ECA") Appraisal and Management Strategy adopted by Camden in June 2009.
3. The proposed development would have an impact on a designated heritage asset. The garden at the rear of 1 Elsworthy Terrace is part of the original fabric in the conservation area, which are typical of Victorian terrace abutting each other on the perpendicular.
4. The ECA Appraisal and Management Strategy states that "the area is relatively densely developed" already. "There are no opportunity sites identified within the Conservation Area in the London Borough of Camden Replacement Unitary Development Plan adopted June 2006."
5. As set out in the ECA Appraisal and Management Strategy, the views and vistas into, out of and within the ECA are important. This applies to the clear view from Elsworthy Road onto Primrose Hill and from Primrose Hill onto Elsworthy Road, particularly in the winter and spring.
6. The ECA Appraisal and Management Strategy discourages sub-division of existing plots where it interrupts the rhythm and form of development of both building and boundary treatments. The development of the garden at 1 Elsworthy Terrace would do this and it is difficult to see any public

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benefit to such a development given that it is a high end development, presumably for the purpose of profit making.

7. The proposed new development is totally unacceptable in scale, height, bulk, massing and proportion and is totally out of character with the ECA. If development were permitted (and our view is that it should not be) then it should not be more than single storey.

8. As Camden is proposing to update its policy on basement developments we find it difficult to believe that a two storey basement on this site would be acceptable or appropriate.

We are also disappointed by the timing of the application by the developer, Mrs Nourani, with many local residents away. In addition, we are disappointed that there was no consultation for such an obviously sensitive development.

Yours faithfully

Mr and Mrs J Adkin
