



Dear Camden Planning,

I live very close to the plot where the Planning Application for Garden 1 Elsworthy Terrace NW3 3DR.

I object strongly to any more DOUBLE BASEMENTS in this area. Please do not allow this destructive planning process to continue. One basement is acceptable, and does not have such an impact on the surrounding area, in terms of water and mains drains.

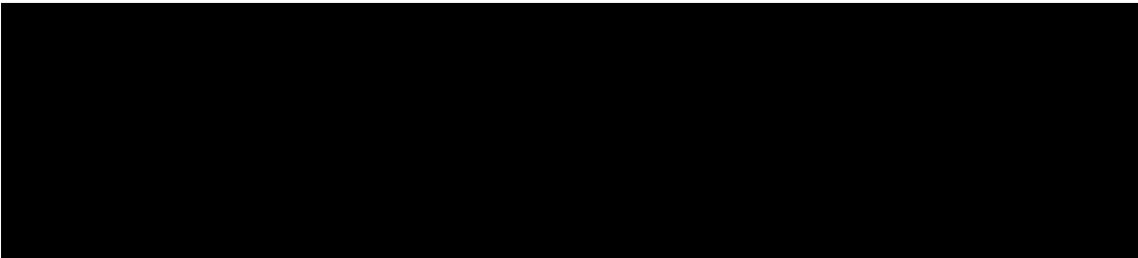
It was clear when the land was sold that there would be a building on the land, however, this is a chance for Camden Planning to show that they do respect the Conservation Area guidelines, which we believe you do. Please take into account the unique architecture of the area, and not allow a modern style building which has been completed on the other side of Elsworthy Terrace, (where the old garages were). The bulk and height of this building and lighting causes the neighbours ongoing problems. It is important to maintain a sense of space and natural light around the building bulk and height.

We will all find out just how much trouble there will be with the huge double basement passed for 18-20 Elsworthy Road, when the work begins. 15 Elsworthy Rise is opposite my garden, and I opposed the double basement.

I understand that your role is a difficult one, following the guidelines, but it is equally important to consider the human factors.

Thank you for your service.

Karen Whelan.
91 Garden
King Henry's Road,
London NW33QX



Dear Planning Committee , and Ms. Constantinescu ,

The comments ,below , put together by the residents' association succinctly cover my objections to yet another development the could add to the sad demise of a beautiful part of London. The area's quiet , green , well-maintained streets , leading to a delightful park have made living and visiting this part of town a joy not just for Londoners , but for tourists from all over the world .

Allowing this development to continue would be an abuse of the neighbourhood , the green space , the residents' s quiet enjoyment of their homes , the vital trees that are the lungs to this city , and , in general , the essential peace and aesthetics of a small, relatively unspoilt , part of London that plays a part in everyone' s wellbeing .

We do not need more concrete, bricks and deep undermining of the earth in central London .

Some of the many points of objection that the residents association considers particularly important include:

- * To build on this garden is a travesty of our Conservation Area - any building on this garden site would cause irreparable harm to the area and contravene all Camden's relevant policies that protect the amenity and character of the Elsworthy Conservation Area.
- * The garden site on which the applicant proposes to build is in a key position in the Elsworthy Conservation Area, and is a positive element within the Conservation Area. Any building on this garden site would cause substantial harm to the character and setting of the Conservation Area, and to a designated heritage asset.
- * The "green corridor" from Elsworthy Road, through the gardens of Elsworthy Terrace to Primrose Hill is an important feature of the Conservation Area that is particularly mentioned in Camden's Elsworthy Character and Appraisal document as being of value. This 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.
- * The garden has been part of the garden of 1 Elsworthy Terrace since the terrace was built in about 1880. The fact that the garden has been divided and the rear part of it sold off (contrary to Camden policy against division in a Conservation Area) does not turn the rear of the garden into a development site.
- * There is no merit to the applicant's claim that the new house between 15 Elsworthy Terrace and 25 Elsworthy Road sets a precedent for construction on the garden site at 1 Elsworthy Terrace. No. 15's garden was lost to five shoddy garages in 1958, long before this area was designated a Conservation area. The new house there replaces those dilapidated garages, in a site where a garden had long since disappeared.
- * It is inconceivable that the proposed house could be built without harm to the large, mature trees in this garden site, which are protected.

Yours sincerely ,
Ms C. Usiskin