

ELSWORTHY RESIDENTS ASSOCIATION

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1 Elsworthy Terrace - 2016/3495/P

This association, representing members living in Elsworthy Road, Elsworthy Terrace, Wadham Gardens, Lower Merton Rise, Elsworthy Rise objects to the above application in the strongest possible terms.

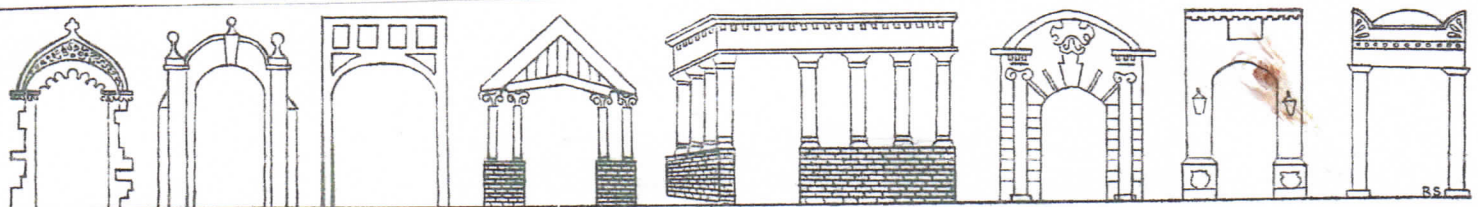
The notion that this plot of land should be a potential site for any development is erroneous from the outset. The application form details "Existing Land Use: C3 Dwelling House". This is not the case as it has been a garden since the 1890's. The garden belonged, until last year to the rest of the garden that still serves the house at no. 1 Elsworthy Terrace. As such it is part of the amenity of the Elsworthy Conservation Area.

The garden of 1 Elsworthy Terrace, along with the gardens of 1-7 Elsworthy Terrace, provides a green corridor from Elsworthy Road through to Primrose Hill.

Para 6.3 of Camden's Local Plan submission draft stresses the value of amenity - that development should not have harmful effects on the existing amenity and should avoid negative impact. We maintain that the gardens, green spaces and trees are essential to the amenity of the Elsworthy CA and that therefore they must be protected from any development such as that proposed in this application.

This argument is strengthened by Camden's Policy DP25 - Conserving Camden's Heritage. Under the heading Conservation Areas it stresses the need to preserve and enhance the character of the area including at "e) preserve trees and garden spaces which contribute to the character of the CA and which provide a setting for Camden's architectural heritage." The detail behind this policy is given in 25.5 and is described in DP24 (24.20) where it states development will be resisted if it causes the loss of trees and/or garden space.

In Camden's Local Plan 6.29 it lists the importance of rear gardens that form part of the "semi public domain". The garden at no. 1 Elsworthy Terrace is alongside the pavement and is in the public domain and therefore even more important. The suggested green roof/walls of the proposed house will do nothing to mitigate the adverse intrusion in this garden for the public, nor for those living in adjacent properties.



ERA represents Elsworthy Road, Rise & Terrace, Lower Merton Rise and Wadham Gardens

In Camden's Local Plan 6.38 the importance of "views and glimpses of green space" is detailed. This is a feature of the Elsworthy Road Conservation Area Character Appraisal and Management Strategy document. Para 12.4 stresses the importance of the value of the spaces between the houses and says "New development should reflect and reinforce the original rhythm and density of the streetscape. Subdivision of existing plots will be discouraged where it interrupts the rhythm and form of development of both buildings and boundary treatments or results in the loss of features that contribute to the character of the area". Para 12.12 states that "small scale development can cumulatively have a detrimental impact on the character of the area overall". Para 13.20 states "The original historic pattern of rear elevations within a street or group of buildings is an integral part of the character and appearance of the Conservation Area. As such rear extensions (**never mind new houses**) will not be acceptable where they would compromise the special character. The properties in Elsworthy Terrace back on to Primrose Hill. **The integral visual relationship with the complimentary open rural aspect of Primrose Hill is a marked characteristic of the Conservation Area. Any harmful alterations will be strongly discouraged**".

The applicant has cited the house recently completed at the rear of 15 Elsworthy Terrace as a precedent. This is absolutely not the case since the original garden of no. 15 was regrettably lost to five unsightly single storey garages built in 1958, long before this Conservation Area was designated in 1973. The green corridor behind the west side of Elsworthy Terrace to Primrose Hill had therefore been obstructed for over 50 years.

In the Elsworthy Road Conservation Area Character Appraisal and Management Strategy 7.8 listed the garage site at no. 15 as one that detracted from the appearance of the CA. Even so there was local resistance to the house that now stands on that plot.

Having detailed the reasons why there should be **NO** building on this garden, we feel it is nonetheless necessary to comment on some of the material that has been submitted.

With reference to the BIA, there is local knowledge of substantial run-off from Primrose Hill that is not mentioned. The excavation for the house at the rear of no. 15 Elsworthy Terrace pumped out water for six months before it could be controlled. The basement garage below the flats at 17-19 Elsworthy Road used to flood regularly prior to extensive remedial work. There are two seasonal springs on the slope of Primrose Hill facing Elsworthy Road. According to 2.1 there is no evidence that a bore hole investigation has been undertaken but evidence is based on historic bore hole findings at other "nearby sites". The evidence is not borne out by recent local experience. We believe the BIA is flawed.

8.3 The statement is incorrect regarding existing drainage. The recent improvements to drainage in Elsworthy Road do not serve this site. The new main only runs along Elsworthy Road from Lower Merton Rise, west to Avenue Road.

In section 7.2 of the application - Sun on the Ground - it states that "the worst situation is to have significant areas on which the sun does not shine for a large part of the year. These areas would, in general, be damp, chilly and uninviting". This appears to be the description for the proposed light well that serves the rooms in the double basement. It is on the North side of the house, shaded from any sunshine other than occasionally at mid-day. In fact 8.2 admits that because the windows face north sunlight is limited and "falls below aspirational target levels".

The bulk of the proposed house is one storey higher than that used by the applicant as a precedent at the rear of no. 15. In 2017 Camden plan to introduce a policy that will not

permit double basements such as this. There is considerable evidence, London-wide, of the damage and nuisance to neighbours that result from these constructions.

The Camden Local Plan, 6.2, details in Policy A1 how Camden "will seek to protect the quality of life" and will "grant permission unless this causes unacceptable harm to amenity". Many of the issues and factors then listed that might be harmful can be applied to this proposal. Having experienced three years of major construction at the site at the rear of no. 15 residents are fully aware of the constraints on amenity that were experienced during that period. It is regretted that no detailed construction plan has been submitted with the application but any building site in this position will seriously affect pedestrian access to St. Paul's Primary School and Primrose Hill, and reduce parking availability. It will require portacabins and a generator running all day and many years of disturbance.

The proposal provides one home in an inappropriate location which will neither preserve nor enhance the Elsworthy Conservation Area. We trust that Camden officers and councillors will refuse permission and in such a way that there are no further attempts to build on this garden.

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