

28 Elsworthy Road
London
NW3 3DL

Development Management
London Borough of Camden
Camden Town Hall
Judd Street
London
WC1H 9JE

3rd August 2016

Dear Sir/Madam

RE: Planning Application 2016/3495/P

I write in connection with the above planning application. I have examined the plans and I know the site well. I wish to object strongly to the development of this house in this location.

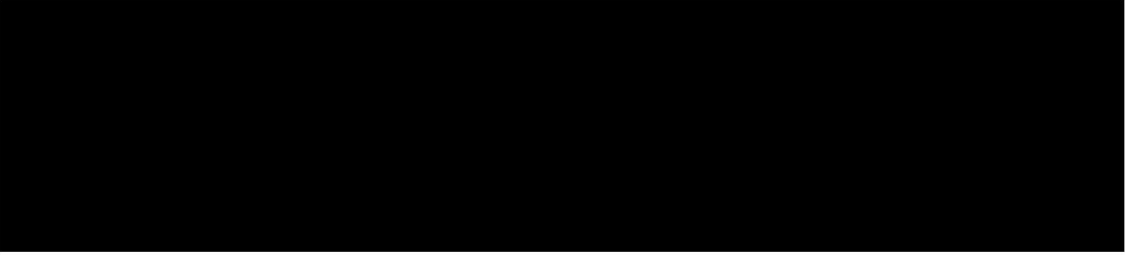
Herein are our comments and objections relating to this planning application:

1. The proposed siting of the development is particularly ill-considered: it is on Elsworthy Conservation Area and this channel of greenery should be left undisturbed so as to maintain the beautiful views across the gardens to Primrose Hill.
2. The proposed two storey building would significantly reduce access to natural light and is a gross over development of this space.
3. The existing garden has a 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.
4. The proposed development design is completely out of keeping with the surrounding properties and will certainly not blend in with its surroundings. The proposed scheme does not at all demonstrate any sensitivity to its already well-developed Victorian residential surroundings.
5. There is no merit to the applicant's claim that the new property between 15 Elsworthy Terrace and 25 Elsworthy Road sets a precedent for construction on the garden site at 1 Elsworthy Terrace. Number 15's garden was lost to substandard garages which were in a state of disrepair and detracted from the otherwise well-kept look of Elsworthy's Conservation Area.

We trust you will make the right decision to protect this Elsworthy Conservation Area.

Yours faithfully

Mr and Mrs G Boom



Dear Sirs

I write with regard to the above application, and would like to object to planning being granted in this case for the following reasons.

1 This is a garden site which has been obtained from splitting in half an existing garden of No 1 Elsworthy Terrace and would thus obscure a green lung of the other gardens in the terrace through to Primrose Hill. This garden has been there since the Terrace was built in the late 1800 and in a Conservation area it should not be allowed to turn a garden into a Development site.

2 There is at present no access to the site at all and I believe the proposal is to make a footpath through the boundary wall on Elsworthy Road. This again surely is not acceptable in the Elsworthy conservation area.

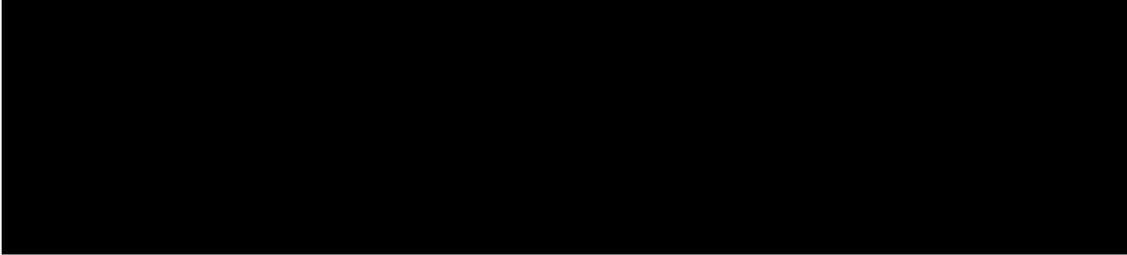
3 The site contains a number of large mature trees which should have protection orders placed onto them in order that they are preserved, as it would be very difficult to build a house without in some way causing damage.

4 The proposed site is in a key position in the Elsworthy Conservation area and is of value to it. It is important that sites like this remain, as were this to be allowed it would set a precedent and be a loss to the environment.

Yours Faithfully

A.M. Neill (Mrs)

Flat 14, 17-19 Elsworthy Road London NW3, 3DS



To whom it may concern,

I am a member of the Elsworthy Residents Association and live at 17-19 Elsworthy Road for 16 years now and wish to support our local Conservation Area Advisory Committees in **opposing** a planning application registered with Camden on 15 July, to build a two-storey house with double basement on the part of the garden bordering on Elsworthy Road that has always belonged to no 1 Elsworthy Terrace, at the corner of Elsworthy Road and Elsworthy Terrace (until it was chopped off and sold last year).

Planning Application No: 2016/3495/P, Address: [1 Elsworthy Terrace London NW3 3DR](#)

Some of the many points of objection that the residents association considers particularly important and express better than I can and which I agree with 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

Linda Kasmir

Sent from my iPad