

From: Starr, Robert [REDACTED]
Sent: 06 August 2016 20:02
To: Planning
Cc: Constantinescu, Nora-Andreea
Subject: Planning application 2016/3495/P Address: 1 Elsworthy Terrace London NW3 3DR

Dear Sir:

Ref: Planning application 2016/3495/P Address: 1 Elsworthy Terrace London NW3 3DR

We write to strongly object to this planning application.

This is a garden site and any building in the garden would need to be subservient to the residential property located at no 1 Elsworthy Terrace. This application contravenes that principle.

We strongly support the objections raised by the Elsworthy Residents Association and the Belsize Conservation Area Committee.

We ask LB Camden to take note of the fact that this application is overwhelmingly opposed by residents in the Elsworthy Conservation Area.

Camden must not allow such a destructive development in the Elsworthy Conservation Area - any building on this garden site would cause irreparable harm to the area and contravene long-established Camden policies that protect the amenity and character of the Elsworthy Conservation Area.

The location of the garden is in a central position in the Elsworthy Conservation Area, and makes a very strong positive contribution to the Conservation Area, as Camden documents already recognise. Any development of this garden site would cause irreparable and 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 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.

Since the late 19th Century, when the Elsworthy Terrace was built, this garden site has been part of the garden of 1 Elsworthy Terrace. LB Camden must now allow the fact that the garden has been divided and the rear part of it sold off justify turning this rear part of the garden into a development site.

Camden must reject the applicant's claim that the new house between 15 Elsworthy Terrace and 25 Elsworthy Road sets a precedent for allowing this application on the garden site at 1 Elsworthy Terrace. There was no garden on that other site; instead, there were five very unsightly garages there, dating from the 1950s, i.e., long before this area was designated a Conservation area.

The proposed development would destroy a number of beautiful, large, mature trees in this garden site, which LB Camden has an obligation to protect.

In light of the above, we do not need to raise other obvious grounds for objection, such as the height, depth of the proposed building, overdevelopment of the site, interference with amenities enjoyed by neighbours, etc.

This application is a textbook example of a planning application that should be rejected out of hand.

We ask LB Camden to inform us of the disposition of this application, and of any meetings that may be held regarding the application which the public is entitled to attend.

Respectfully,

Robert Starr
Ann Marie Starr
13 Elsworthy Road
London NW3 3DS

