

**From:** Sandy Valik [REDACTED]  
**Sent:** 08 August 2016 16:59  
**To:** Planning  
**Cc:** Constantinescu, Nora-Andreea  
**Subject:** Application reference number 2016/3495/P

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 aforementioned proposal, namely the development situated at the rear end of the garden at 1 Elsworthy Terrace.

1. Firstly, the garden has been part of the garden of 1 Elsworthy Terrace since the terrace was built in 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.
2. 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 abutting each other on the perpendicular
3. There will be an adverse effect on parking which together with other future proposed developments in the area could lead to a parking shortage.
4. The proposed development is totally unacceptable in scale, height, bulk, massing and proportion. If the development were permitted (and in our view, it should not be) then it should not exceed a single storey as it will disrupt the neighbor character, resident vistas and obstruct resident's right to lights.
5. 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.
6. Lastly, Ms Nourani's 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.

Furthermore, we are disappointed that there was no initial consultation for the Elsworthy Residents as it clearly a sensitive development.

Yours Faithfully,

Alexander Valik

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