

**From:** Nicky Wilden [REDACTED]  
**Sent:** 09 August 2016 17:51  
**To:** Planning  
**Cc:** Constantinescu, Nora-Andreea  
**Subject:** Objection to Planning Application 2016/3495/P 1 Elsworhty Terrace

Please not my objection to the above planning application on the following grounds:

- This land is garden land and lies in a conservation area and thus any development will be harmful to the amenity and character of the Elsworthy Conservation Area.
- The development would cause considerable harm to the protected mature trees on the sight.
- It impinges the right of light of surrounding properties.
- The development would be harmful to the surrounding properties potentially causing irreparable damage to the whole of the Eastern side of Elsworthy Terrace. In this respect it should be noted that the development of the new house between 15 Elsworthy Terrace and 25 Elsworthy Road has caused continuing damage to the Western side of the Terrace where the excavation of a double basement has changed the water course and led to ongoing structural issues to those properties. Camden Council were clearly negligent in accepting the basement impact assessment commissioned and paid for by the developer and risks repeating this if it allows this development to proceed.
- As proved to be the case with new house between 15 Elsworthy Terrace and 25 Elsworthy Road, it will lead to increased problem with rodents.
- The development of the house between 15 Elsworthy Terrace and 25 Elsworthy Road was a replacement for dilapidated garages and as such had been identified and earmarked for development. This site has been a garden area for well over a century and should be left untouched as invaluable green space in a built up area with an important aspect to Primrose Hill.

There has been no consultation with neighbours who would be affected by the proposals and it seems likely this disinterest in the impact on the surrounding area would continue through any construction process.

In order to prevent very significant further harm to the Elsworthy Conservation Area and in particular the neighbouring properties and the potential of destroying Elsworthy Terrace I would urge Camden on this occasion to take note of the comments and objections they receive to this application.

Nicky Wilden  
12c Elsworthy Terrace  
London  
NW3 3DR