

**From:** Joyce Green [REDACTED]  
**Sent:** 10 August 2016 13:39  
**To:** Planning; Constantinescu, Nora-Andreea  
**Subject:** Objection to Planning Application No: 2016/3495/P, Address: 1 Elsworthy Terrace London NW3 3DR  
**Importance:** High

Dear Sirs/Madam

I would like to object to the above planning application for the development of the garden at 1 Elsworthy Terrace on the following grounds – I know that the deadline is today and hope that you will still accept my objection.

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.

1. 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.
2. The "green corridor" from Elsworthy Road, through the gardens of Elsworthy Terrace to Primrose Hill is an important feature of the Conservation Area that is particularly mentioned in Camden's Elsworthy Character and Appraisal document as being of value. This 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.
3. The garden has been part of the garden of 1 Elsworthy Terrace since the terrace was built in about 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 and sets a bad precedent for this beautiful street that is being ruined by developers.
4. The plan for the house shows massive over development with 2 floors up and 2 floors down. The development would cause massive disruption along the street which is used by a lot of children and other people going regularly into the park. It would also create havoc for all of the neighbours including myself with the number of trucks and other heavy machinery being used.
5. There is no merit to the applicant's claim that the new house between 15 Elsworthy Terrace and 25 Elsworthy Road sets a precedent for construction on the garden site at 1 Elsworthy Terrace. No. 15's garden was lost to five shoddy garages in 1958, long before this area was designated a Conservation area. The new house there replaces those dilapidated garages, in a site where a garden had long since disappeared.
6. It is inconceivable that the proposed house could be built without harm to the large, mature trees in this garden site, which are protected.

I sincerely hope that you will not approve planning permission as I believe it is detrimental to the conservation area

Yours faithfully

Joyce Green  
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