

12A Elsworth Terrace
London NW3 3DR
August 8 2016

Dear Planning Officer

Re Planning Application 2016/3495/P

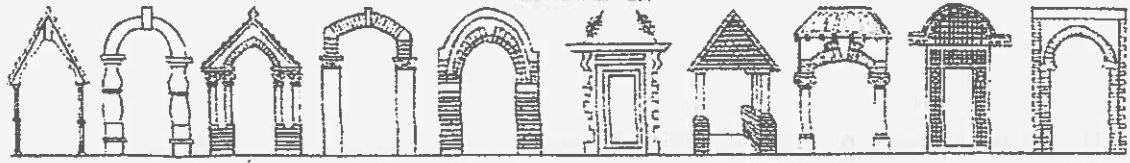
1 Elsworth Terrace
London NW3 3DR.

I am writing to object to this application
on the following grounds:

1. The garden site of the proposed development is in the Elsworth Conservation Area and building on this site will cause damage to the character of the Conservation Area.
2. Water drains from Primrose Hill in wet weather & a double basement will affect this and could cause flooding.
3. The garden was divided and the rear part sold off for development contrary to Camden Policy against division in a Conservation Area.
4. The mature trees on the garden site are protected.

5. The new house in Elsworth Road replaced some dilapidated garages which were built in 1958, long before the conservation area was designated.
6. There seems little point in designating Conservation Areas if the character of the area is to be destroyed.

Yours faithfully
Judith Evans



ELSWORTHY RESIDENTS ASSOCIATION

URGENT URGENT URGENT

Flat 1
46 Elsworthy
Rd.
NW3 3BU

3 August 2016

Dear neighbours,

Residents are strongly urged to support the Elsworthy Residents Association and our local Conservation Area Advisory Committee 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

Residents are urged to submit their comments objecting to this application by email to: planning@camden.gov.uk. In the email, please be sure to refer to the above planning application number and address, and include your name and address. (Camden will post comments received but will not disclose email addresses or phone numbers). We also advise copying this email to the responsible planning officer: Nora-Andreea.Constantinescu@camden.gov.uk

Alternatively, you can submit comments directly on the Camden website, www.camden.gov.uk/planningcomment or by letter addressed to Development Management Team, Camden Environment Department, 5 St Pancras Square, N1C 4 AG.

PLEASE SUBMIT YOUR COMMENTS BY 10 AUGUST

Some of the many points of objection that the residents association considers particularly important 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 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.

- PTO-

* 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.

* 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. Number 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.

* It is inconceivable that the proposed house could be built without harm to the large, mature trees in this garden site, which are protected.

Many other grounds of objection have been noted in comments submitted by residents, which can be viewed on Camden's website.

Thank you for your support! Please tell your neighbours about this as well.

they are in holiday - they are at present.

Mr & Mrs

Also ^{***} objection from flat 3. Makris

I agree with all these objections. I am still very angry that you gave planning permission to 48 Elsworthy Rd. for such a large extension in the back garden & I want to remind you it does eat out light as well as spoiling our view.
(ANNIE STANLIANOS) Jane & Loree Staniland.