

**Hazelton, Laura**

---

**Subject:** FW: 2016/6979/P

**From:** Hilary Bach  
**Sent:** 18 January 2017 22:59  
**To:** Hazelton, Laura  
**Subject:** 2016/6979/P

[2 Elsworthy Terrace](#)  
[London NW3 3DR](#)

[19 January 2017](#)

PLANNING APPLICATION 2016/6979/P, [40 ELSWORTHY ROAD](#) (Attention Laura Hazelton)

Dear Miss Hazelton,

As long time residents of Elsworthy Terrace, near the corner of Elsworthy Road, we are writing to object to the insensitive proposal for radical alterations to the roofscape of a terrace of four late Victorian houses of some distinction, for the following reasons:

1. The architectural integrity of the terrace is under threat. The proposed combination of roof garden, dormer windows and skylights taking up much of the area of the existing tiled roof is messy, and constitutes overdevelopment. The existing profile is identical to that of No 36, which currently gives a balanced appearance to the facade of the terrace.
2. The building is situated in a strategic position directly opposite Elsworthy Terrace, and faces the entrance gates of Primrose Hill Park. The proposed alterations to the roofscape would be out of character and stand out prominently when viewed downhill from the Park.
3. We note that the advice provided in the Pre-Planning document has not been heeded, ie the addition of either a roof garden, or dormer window/rooflight, but not both is recommended.

4. In our view the proposal neither enhances nor preserves the Elsworthy Conservation Area and contravenes Camden's guidelines for Conservation Areas.

We urge Camden to reject the proposals. To grant permission would create a dangerous precedent.

Yours sincerely,

John and Hilary Bach