



1718/P

We are writing to object to the above application on the following grounds:

The massive basement and sub-basement plan in the garden appears to us to contravene many of Camden's recommendations, namely that , 'in some cases they may cause harm to the amenity of neighbours.....cause drainage or flooding problems, or damage the character of areas and the natural environment.' CPG4, para 2.2

(a) WATER. The area to the rear of the site runs down towards the corner of Primrose Hill Park, where flooding is almost inevitable in winter and where there has been in the past a proposal to construct a wildlife pond to control the run off (lack of finances has postponed this development). We understand also that the garden abutting the rear of [46 Avenue Road](#), namely [51 Elsworthy Road](#), has experienced flooding during wet winters or exceptional summer storms.

One further point: it was discovered at [41 Elsworthy Road](#) that the drain

from their swimming pool was discharging deliberately on to Primrose Hill causing damage to the flora in the Park (this has in fact been rectified). We would assume that this scenario would not be considered by the developers even though the exceptional size of the pool will cause difficulties in emptying the pool through the front of the property. Any chemicals from swimming pool water would serious damage the flora and fauna of the area.

(B). AMENITY OF NEIGHBOURS. The owner of the abutting property, [51 Elsworthy Road](#), who is a member of our Elsworthy Residents Association, has expressed real concern about harm to her 'amenity', not only in terms of an unsightly new summer house being sited near the party wall, but principally due to concern about the Solti Foundation music studio and the effect that noise from ventilators from the huge underground swimming pool, gym etc less than twenty five metres away would have on the countless international musicians who practise there - and particularly when recording.

(C). NATURAL ENVIRONMENT. Any structure which extends many metres beyond the footprint of the house and which takes up almost the whole of a large garden next to an existing Conservation Area and a Royal Park will inevitably harm the biodiversity of this unique corner of Primrose Hill. Trees will be unable to grow, and subsequently there will be no shelter for the birds who inhabit the area. See CPG4, 'overdevelopment', paras 2.53, 2.54 and 2.55.

Finally, please consider CPG4, para 2.63: 'Proposals for basement development that take up the whole front and/or rear garden of a property are very unlikely to be acceptable.'

In our view there is no justification for this monstrous plan for overdevelopment of one of the most rural and bio diverse sites within a short distance of central London. Noise over at least two years of construction, followed by continuous noise of ventilation for years to come is, we consider, unacceptable to neighbours.

We attach a photograph from Google Earth which demonstrates the proximity of 49 and [51 Elsworthy Road](#) to the site.

WE URGE CAMDEN TO REJECT THIS PROPOSAL.

John Bach

Hllary Bach, former Chairman of Elsworthy Residents' Association

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