
Conservation Area Advisory Committee

Advisory Committee	Elsworthy
Application ref	2018/0796/P
Address	Flat 3, 14 Elsworthy Road London NW3 3DJ
Planning Officer	Ben Farrant
Comments by	26 Apr 2018
Proposal	Formation of additional floor at third floor level, with roof terrace and associated balustrade
Objection	Yes
Observations	<p>The design and access statement tries to imply that 2-20 are not a cohesive group. This is unfair because the removal of gables and unsightly roof extensions were introduced prior to conservation area designation. More recently there has been a concerted effort to return to the original design of these pairs of villas. This is exemplified by the newly built house at no. 8 and nos 18 and 20 at present under construction.</p> <p>3.2 of the statement says the visibility of the rear façade from King Henry's Road will be masked by the trees without mentioning the winter months when they are not in leaf. The suggestion that the front elevation will be camouflaged by two trees (omitting again the winter months) is an admittance that otherwise it would be considered visually unacceptable. All the photo evidence shows the trees in full leaf to prove their point.</p> <p>Aerial views to show the variety of roof scapes are not an argument to introduce yet another, more radical, treatment. I am not familiar with mirrored glass but the conclusion of the statement at 7 suggests that the houses on the south side of Elsworthy Road might suffer adversely from the reflection and also extensive light pollution at night time. The introduction of this new roof level should be refused. It neither enhances or preserves the Elsworthy Conservation Area.</p> <p>Francoise Findlay for</p>

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BCAAC

Documents attached

No details entered

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