

Conservation Area Advisory Committee

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| Advisory Committee | Elsworthy |
| Application ref | 2019/0149/P |
| Address | 42 Elsworthy Road London NW3 3DL |
| Planning Officer | Nora-Andreea Constantinescu |
| Comments by | 24 Feb 2019 |
| Proposal | <p>Reconfiguration of existing building from 3 self-contained residential units to provide 1 x 5 bedroom unit and 1 x 2 bedroom unit to include demolition of existing side extension and erection of two-storey side extension, basement excavation, alterations to existing eastern side extension and new steps into the rear garden and front side access; other alterations to fenestration, front boundary wall, landscaping, provision of cycle storage.</p> |
| Objection | Yes |
| Observations | <p>Object.</p> <p>It would have been helpful to have fully dimensioned (in plan and section) and clearly annotated drawings for this submission.</p> <p>West Wing Extension. Objection as follows.</p> <p>The proposals are for a four storey development on the flank wall of this corner villa. (double basement and upper floors).</p> <p>There is little cohesion to the design and the proposals dominate the host building.</p> <p>The two visible upper floors appear to have been designed at different times â a light weight timber structure sitting on top of a single storey plinth room with a z-shaped parapet wall.</p> <p>The three sided glazed walls are handled differently on both floors with the upper floors heavily blinkered with slanted</p> |

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timber cladding.

The three pitched roofs have an industrial appearance inappropriate to the area.

The windows are clad aluminium.

The basement moat abuts the front corner of the villa.

No safety protection shown around basement moat.

The harsh perimeter paving surrounding the new works ignore the shape of the site and the existing villa with its bay window.

East Wing. Objection.

There is a massive external staircase linking the basement to a hedged off plot of land.

The basement works are on the boundary wall and will cause considerable disruption to the adjoining property.

The site is very narrow and basement bedrooms face small ventilation slots.

No access shown to flat roof terrace.

The central glazed window needs clarification. It appears to cross storage units.

External. Objection.

There are no proposals for main roof improvements.

The new enlarged vehicle entrance (removal of existing post) is out of scale with street.

The location of cycle sheds is random and not integrated with landscaping.

Areas for refuse too small.

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There are no proposals for tree replacements or landscaping.

The double basement is very close to the plane tree.

This is a very visible and important corner site. The proposals are out of character and do not enhance the Conservation Area.

Eldred Evans
Chair
BCAAC

Documents attached

No details entered

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