



## ELSWORTH RESIDENTS ASSOCIATION

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2019/0149/P

Nora Constantinescu  
Camden Planning Department  
N1C 4AG

Dear Nora 42 Elsworth Road, NW3 3DL

As Chairman of ERA and member of BCAAC I was invited by Daniel Austin to consult on these plans, with the committee, last year. The opinions expressed were not favourable. It was thought that the extension looked like three beach huts plonked on top of a brick base and that it was an inappropriate design and did not complement the original building in any way. This remains our opinion and we object strongly to the proposed application.

The Elsworth CAAMS para 12.6 states that alterations and extensions should not detract from the character of the existing building. The introduction of three timber-faced aluminium windows with timber louvred fins above the timber faced aluminium windows on the ground floor are all features alien to this CA and therefore alien to the original house and therefore not "sympathetic" as CAAMS says is desirable. The design positively detracts from the harmony of this CA's street scene.

### Quality of Accommodation

At present no. 42 provides three spacious units of accommodation. The proposal is for one five-bedroom house, pool, gym etc and one two-bedroom unit which is only 3 meters wide and on the ground and basement levels. This narrow house has a kitchen overshadowed by the front steps and the bin and cycle shed and a living room facing north, neither of which will have much daylight nor any sunlight. There is a side light well to the east but the wall and height of No. 40 will limit the light and preclude sunshine. The bedrooms in the basement will be further compromised and therefore the standard of this habitable accommodation does not appear to meet either Camden's or the national criteria.

### Trees

The plane tree with the TPO has extensive root spread. I trust Campbell Reith will examine the effect of the basement excavations and the construction with this in mind. The tree is an important feature of the corner of Lower Merton Rise, Wadham Gardens and Elsworth Road and its protection will be essential before and during any work on site.

### Heritage

The history of No 42 has been submitted and the fact that there was a large conservatory originally. Within the extensive glass were four stained glass panels representing the seasons by Leonard Walker, a cousin of the original Walker owners. Leonard had his studio in the adjacent King Henry's Road, number 151, and died there in 1964, aged 97. His work can be seen in cathedrals and churches here and in India and includes the main staircase window of the Royal Academy of Music in Marylebone Road. The four panels were saved and repositioned within the ground floor extension in 1984. They are part of our local history and should be saved. I attach a photograph.



#### Noise

The report describes the three Mitsubishi air cooled condensers in the rear garden that are required to maintain the basement ventilation and which will run 24 hours. There has been instance of similar ventilation causing a problem for a neighbour in Elsworthy Road previously.

Two locations are suggested although it is not clear which is 1 and which is 2. One is shown to be alongside the garden wall boundary with number 40, in the garden allocated to the mini house where it would occupy most of the space. This is surely unacceptable. A better solution would be at the rear of the property where the boundary abuts the garage of number 2 Lower Merton Rise.

#### CMP

This corner is a busy pedestrian route for access to and from Primrose Hill and St Paul's School. It will be essential to have constant marshalling to safeguard the area during working hours.

Please refuse this application since it does not accord with the Elsworthy CAAMS; it neither enhances nor preserves the Elsworthy Conservation Area.

Francoise Findlay

