
From: [REDACTED]
Sent: 06 January 2020 18:04
To: Constantinescu, Nora Andreea
Cc: steve; Planning
Subject: Re: 2019/0149/P - 42 Elsworthy Road, London NW3 3DL /PLANNING AMENDMENTS NOVEMBER 2019.
Attachments: PastedGraphic-1.tiff; PastedGraphic-2.tiff
Follow Up Flag: Follow up
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Dear Nora.

Thank you for your email before Christmas.

I was going to write to you as I had concerns that updates may only take the form of a notice on the council website. However, I appreciate how busy the department is, and would like to thank you for your time to explain the next stage.

One question I do have is how does a member become elected to the planning committee, and who makes up the members?

There are a couple of things which strike me in terms of the reviewed report enclosed with your email, pointed below. (Further, as with the original report/s filed, there are a couple of anomalies and I identify these below with screen grabs).

1. While to some this may be a small point, the fact remains that no view - professional or physical has been taken from our property to assess the likely physical or visual impact to us or our building, with particular reference to the intended, sub-standard, extension to the east side i.e. facing our ground floor windows.
2. While our voice may not carry the same weight as the considerable professional reports the applicant has provided, I would like to provide two recent photos of the outlook from our ground floor, which faces the courtyard and back door of 42, and also add what small, emotional content I can.

The photos below were taken two weeks ago, on a quiet Sunday morning. There is no buzz of condensers, no hum of air conditioning units, and no glare from artificial sources coming from a light well. Our garden remains quiet, and private, and enjoys the space that currently exists between the 3 properties on the boundary.



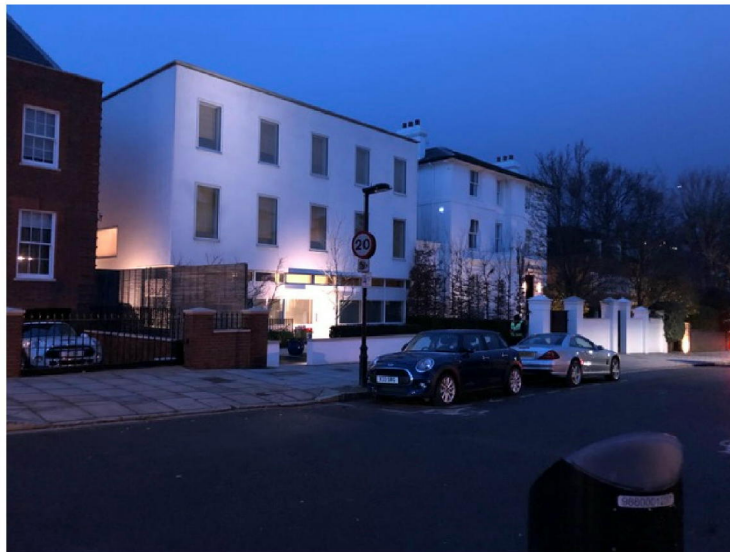
What is exceptionally clear, were the intended demolition and basement addition to the East side to go ahead, not only our main daytime outlook be permanently affected, but we would be bombarded for well

over a year on that side of the house alone by building works, severely impacting our day to day life and entrance door/hall.

I would also add once again that the intended garden created for the proposed East side extension does not meet the required amount of daylight hours.

I would also like to add that It is also clear from walking around the Avenue Road end of Elsworthy Road, Wadham Gardens, Queens Grove and many roads around our area, as I do every day with my dog, one can't help but notice the lack of footfall or any physical evidence around the large, hidden properties that command these areas. It is a fact that I rarely see or pass anyone. The corner that 42 has pride of possession of an attractive open and busy gateway to this end of the road and does not warrant a mega construction, which neither complements or improves the area in appearance, and will only serve to extend the isolated ambiance at the other end of Elsworthy/Avenue Road.

The pictures below are of properties along Queen's Grove - where this design would be more fitting.



FROM THE LATEST DOCUMENTATION SHARED IN YOUR EMAIL:

Has the scheme demonstrated that the structural stability of the building and neighbouring properties and infrastructure will be maintained?	TBC	Assessment of no 40 Elsworthy Road Accepted. Conceptual site model should confirm length and methodology of piling to complete GMA.
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THE ABOVE SHOULD READ **'EXCEPTED' NOT 'ACCEPTED'**

5 TREES ARE TO BE REMOVED - This is quite distressing and in flagrant disregard of the green protection policy that covers this area.

- 4.15. Elsworth Road is within a Critical Drainage Area (Group 3-005), although this was not identified within the BIA screening or scoping process. The site is not located within a Local Flood Risk Zone. The site is at 'low' risk of flooding from surface water run-off. Elsworth Road did not flood in 1975 or 2002. Standard flood risk mitigation measures should be adopted, such as non-return valves (as discussed in 4.16).

WE WOULD LIKE AN INDICATION OF HOW BUILDING WORKS AND PLANT MACHINERY WILL SUBSEQUENTLY AFFECT DRAINAGE IN OUR GARDEN, PLEASE.

Many thanks for your time, and look forward to hearing further.

All the best,



On 21 Nov 2019, at 20:15, Constantinescu, Nora-Andreea <Nora-Andreea.Constantinescu@camden.gov.uk> wrote:

Dear 

Thanks for your email and I am sorry for this delay in getting back to you. I have been really busy lately with other projects and duties.

I appreciate that the information provided for the proposed development at the above is quite lengthy, however this allows us to assess it appropriately. I have read your objection letter and through the life of this application I negotiated the development to respond to Camden policies and guidance and address your concerns.

The Basement Impact Assessment has been audited by Campbell Reith and they consider the information submitted acceptable. I attach the final audit for reference. Due to the plant equipment in the rear garden which was not included in the development description, I will start reconsultation for this development.

Given the objections already received, the proposal would have to be presented to Members, as part of Member Briefing (MB) process. More information about this you can find on our website at the link below.

<https://www.camden.gov.uk/deciding-outcome-of-planning-application?inheritRedirect=true>
MB is basically a step before committee where elected members provide us with their view of whether they agree with the Council recommendation or they consider that formal Planning Committee should make a decision.

I am away tomorrow and part of next week. If you need further clarification, please write to me and will try to arrange a suitable time for a phone discussion, if needed.

Best Regards,
Nora