

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/0874/P	N Wilden	08/04/2020 16:27:50	OBJ	<p>I am writing to object to the above-referenced planning application to develop the rear garden of 11 Elsworthy Terrace for</p> <p>Erection of a single storey outbuilding, replacement of a rear window with a new door, and enlargement of 2x rear windows.</p> <p>The proposal is to develop a new outbuilding in the rear garden of the main residential dwelling at 11 Elsworthy Terrace to be used for residential purposes. Representations made, in engaging with neighbours, that this is a replacement for an existing outbuilding for garden purposes are misleading as the plans clearly show a residential annex with bedroom and bathroom.</p> <p>The proposal is an unacceptable development of garden land that would cause substantial harm to the Elsworthy Conservation Area, particularly so close to Primrose Hill and would not bring about any public benefits that outweigh that harm. The proposal contravenes planning policies contained in the National Planning Policy Framework, the Camden Local Plan, Camden Planning Guidance and the Elsworthy Conservation Area appraisal and management strategy.</p> <p>I object to the application and request that permission is refused.</p> <p>The grounds for my objection are set out below:</p> <p>Such outbuildings are often used to generate income through "Airbnb style" lettings which has knock implications on in terms of pressure on council amenities such as rubbish collection as well as noise and light pollution to surrounding properties. Approving such a development would set an unwelcome precedent as it would undoubtedly lead to other garden owners seeking to expand their residential space drastically eroding green space and harming the character and appearance of the area.</p> <p>The development would constitute "garden grabbing." Whilst 2 garden sheds have previously been constructed on the site these are of far lesser scale and were clearly garden outbuildings which did not obstruct views to Primrose Hill. This is a built up area and hence planning case law and policy dictates that garden land should be preserved and development should not be permitted.</p> <p>The bulk and size of the proposed residential outbuilding is substantial in terms of the scale of the garden and would result in minimal residual garden space. Remaining garden space would also be used as an access route for the outbuilding occupants. Therefore, it would not allow for retention of a reasonable-sized garden, nor retain the open characteristic of existing garden amenity and as such is contrary to Camden's development plan and the National Planning Policy Framework.</p> <p>The development would have an adverse impact on the character and appearance of adjacent buildings and the Elsworthy Conservation Area and therefore directly contravenes the Elsworthy Conservation Area appraisal and management strategy.</p> <p>The foundations for the outbuilding and requirement for drainage and sewerage to service the bathroom in the building will have a detrimental impact on the water environment and structural stability of the local area, particular for the Terraced properties on the West side of Elsworthy Terrace which have already suffered</p>

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				<p>structural impact form the Bay Tree House Development on the West corner of Elsworthy Terrace and Elsworthy Road.</p> <p>The proposal would result in loss of outlook which would be harmful to the amenity of the occupants in the West side of Elsworthy Terrace and would be contrary to policy to “retain important views of green space”, particularly it w3oul impact on views to Primrose Hill.</p> <p>The proposal would add substantially to noise and light pollution with disturbance from artificial light. Additional occupation will also add to parking stress and congestion.</p> <p>In summary, the development would lead to substantial harm of a designated heritage asset and contravenes the National Planning Policy Framework, the Camden Local Plan and the Eslworthy Conservation Area appraisal and management strategy and hence I request that the planning application be refused.</p>

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2020/0874/P	Francoise Findlay Chairman Elsworthy Residents Association Member of BCAAC	06/04/2020 16:54:27	SUPPRT	<p>There are strong reasons to object to this application to replace a small, wooden, garden shed with a substantial building to provide extra living accommodation for the ground floor flat.</p> <p>There are several misleading statements in the design and access statement. There is no evidence - either with plans or photographs - to illustrate how the proposal would impinge on the rest of Elsworthy Terrace. It is claimed that it will "ensure neighbouring amenity space is preserved and that no harm is caused to the appearance of the setting within the CA." By reason of the bulk and scale of the proposal which is shown (PL06) covering almost 50% of the existing garden and to be substantially higher than the three existing boundary walls, this would certainly NOT be the case. It would have a negative and detrimental impact on the rear of the West side of Elsworthy Terrace, numbers 8-15, who all overlook the garden.</p> <p>The Elsworthy Character and Appraisal Management Strategy (2009) states that new building should be appropriate in scale, bulk, massing and proportion. Also appropriate in relationship to neighbouring properties. This proposal defies both statements. The height and mass of the proposal would interrupt the existing rhythm of all the back gardens with their low walls.</p> <p>Para. 13.20 states "rear extensions will not be acceptable where they would compromise the special character". "The integral visual relationship with the complementary, open rural aspect of Primrose Hill is a marked characteristic of the CA. Any rear extension or harmful alteration in the locations sited (Elsworthy Road and Terrace) will be strongly discouraged".</p> <p>No building of this size and mass should be allowed at the rear of Elsworthy Terrace. This would set a disastrous precedent. The building of Bay Tree House in Elsworthy Road, at the end of the Terrace has caused unwanted light pollution that spills down the gardens. This proposal would add to the problem with the full width glazed doors and roof light. Bay Tree House had a green roof, now dead, leaving an ugly flat roofscape to be overlooked. This is usual.</p> <p>The roots of the three lime trees in the adjacent garden will be severely compromised without extensive protection. Without close supervision this is unlikely.</p> <p>It is understood that the applicant believes the building will be sustainable wood although it is described as concrete blocks with metal cladding. He also maintains that the boundary walls will be raised with metal spikes to deter intruders. Foxes?</p> <p>This application to put living accommodation in a garden must be refused. Its scale, design, prominent siting would adversely affect the entire Terrace harming the character and appearance of the CA. In no way will it enhance or preserve any aspect of the Elsworthy Conservation Area.</p>