

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/0874/P	Elsworthy Residents Association, BCAAC	17/04/2020 16:45:51	COMMNT	There is no comment from the owner of Elsworthy Road because he lives in deepest Russia and cannot be contacted directly by the tenants. His property has the three lime trees and abuts the proposal. He is unaware of this application.

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2020/0874/P		17/04/2020 19:49:38	OBJ	I object to planning application, 2020/0874/P please kindly see below comments my reasons for being objected to it.

#### INCONSISTENT ARCHITECTURAL DRAWINGS

The current drawings are not accurate nor sufficient and should therefore not be used as a foundation for the application. One would need to have architectural drawings that you can either scale from or include actual dimensions of the proposed outhouse and the existing garden shed, to better assess their proportional differences. This would also help to assess the existing garden shed and the proposed outhouse in proportion to other structures in its vicinity. Unfortunately the architectural drawings supplied notes not to scale from it.

For example difficulty arise when studying PL05 due to inconsistency in proportions compared to the photograph of the site attached on the following page below (please note that this is taken from above at an angle and is only to be used to clarify why more detailed information would be necessary)

A) The gap between the garden back wall and the existing garden shed is not depicted correctly to how the shed actually appears in the garden. Proportionally there should be a wider distance between the two structures to better reflect its current position.

B.) The drawings depicting the elevation of the existing garden shed does not depict the height of the existing garden shed accurately in relation to the height of the parting wall (between number 11 and 12). Proportionally the difference in height is much less significant.

Bearing in mind the above inconsistencies (A&B) in PL05 it is not possible to know when you study PL06 if the existing garden shed and the proposed garden outhouse have been depicted in proportion to each other or not. As a result you cannot estimate the actual proportions of the outhouse in PL06. Comparing PL06 with the attached photograph below of the site one would assume that the proposed outhouse would take up a substantially larger part of the garden than the existing garden shed currently does. Correct drawings need to confirm if this is the case or not.

#### NEGATIVE IMPACT ON THE CHARACTER OF THE CONSERVATION AREA

Currently none of the gardens on the west side of Elsworthy Terrace have a similar structure to the proposed garden outhouse. Nor do they have a separate structure in the garden that is used residentially and therefore uses water and electricity. There is currently an unspoiled view of Primrose Hill with minimal light pollution. If the proposed garden outhouse would create a precedent for other properties on the west side of Elsworthy Terrace to build the same type of outhouse I am personally of the opinion it would alter the character within the conservation area drastically. There would be substantial loss of greenery and an increase of light pollution that would negatively impact the view for the majority of residents on the west side of Elsworthy Terrace.

Best Wishes,

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