

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/1527/P	Francoise Findlay, Chairman Elsworthy Residents Association, member of BCAAC	08/06/2021 17:09:45	OBJ	<p>This is a major application for a Willett house that is intrinsic to the original core of the Elsworthy CA and Willett's ideals for a garden suburb and his ambition to avoid basements while introducing his Daylight Saving Bill and thus precluding domestics or others working without natural light. Sadly present planning regulations no longer uphold his ideals.</p> <p>Trees are essential to his original design and it is reassuring to see that there is an intention to save the silver birch trees in both front and rear gardens. The plan to replace the seven that require to be felled for the basement extension will rely on the vigilance of neighbours since Camden very rarely manage to enforce these omissions.</p> <p>I am concerned that the proposed lawn is real grass and not, like several in this CA, artificial. It is regrettable to see so much hard landscaping in the design. I would urge the officers to ask for a revision to the large expanse of hardstanding at the end of the garden along the boundary wall with Primrose Hill. This will spoil the outlook of "greenness" not only for the residents but for the neighbours on either side. (A table tennis table is no justification and will then require a storage/shed in addition). (There is also inadequate provision for refuse bins in the front garden).</p> <p>Camden's Local Plan makes recommendations which are challenged by this application. Development "must not harm the architectural character and heritage significant to the area." "Should not harm the water environment that might have adverse effect on neighbouring properties." "Do not harm the recognised architectural character of gardens/trees in the CA". There is also a recommendation that neighbours should be consulted. I understand that this has not happened with number 33.</p> <p>I trust that the huge basement is within the dimensions permitted and despite the construction management description remain sceptical as to the effect on the adjacent houses. The basement at the Bay Tree House has caused immense problems to adjacent 25 Elsworthy Road and the garden of 14 Elsworthy Terrace. The basement at 37 caused serious problems for 35 Elsworthy Road. There is considerable run off from Primrose Hill which, when blocked by a new basement, causes problems for those original houses without basements. This may be anecdotal but it is true.</p> <p>The design of the extension across the rear facade is extraordinarily ugly with the introduction of a large expanse of glass and metal cladding. It does nothing to preserve or enhance the original.</p>