

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/1527/P	EmilySimon	14/06/2021 21:18:27	COMNOT	<p>I believe other comments submitted to you have explained why this new submission is in actuality a major, dangerous redevelopment of 31 Elsworthy Road which has the potential of transforming the beauty and historical significance of our Conservation Area. The maintenance of the Conservation Area as detailed in its reports are important to the residents, to Camden Council, to the Royal Parks and to London as a whole.</p> <p>The Conservation Area Report demands that Camden be aware of even small scale change that can, cumulatively, have a significant impact on the character of an area Heightening of outdoor living space and the change from a suburban garden which seamlessly creates an effect from Primrose Hill Park significantly effects our conservation Area. There needs to be an adequate response from Camden to disallow this change in use of the property.</p> <p>Specifically noted in the report are the historic rear elevations. The original historic pattern of rear elevations within a street or group of buildings is an integral part of the character and appearance of the Elsworthy Road Conservation Area. As such, rear extensions will not be acceptable where they would compromise the special character.</p> <p>The report goes on to note that the integral visual relationship with the complementary, open rural aspect of Primrose Hill is a marked characteristic of the Conservation Area. Thus Camden has a duty to follow our Conservation Area guidelines in finding that “Any rear extensions or harmful alterations in the locations cited will be strongly discouraged.” The proposal submitted by 31 Elsworthy Road for their back garden would destroy the seamless effect between the parks and our neighbourhood, destroy the complementary integration between Elsworthy road and its surroundings. In effect, the proposed change would turn 31 Elsworthy into a resort rather than an integral part of the architecture, landscape, soft scape and hard scape that is consistent through the area. When Willet built this development, there was great emphasis on landscape and layout, which the Conservation Area is charged with maintaining. This proposed change to number 31 would ruin the characteristics of our conservation area, which is treasured by residents, visitors, Camden council and all of London. Specifically, by making the garden smaller, utilizing the back of the garden as a dining area, games areas and a general all around party section of the garden, right next to the park! would not only change the view from Primrose Hill, but would distress each and every person who believes that the Conservation Report was correct and should be enforced. We need to keep in place the historical nature and beauty that has been designated over and over again as a Conservation Area.</p> <p>Thus, to the extent that the rear of 31 Elsworthy Road is changed both in bulk, and height , as well as architecture it should not be allowed. And of course, the disruption to the neighbourhood and the proposed disruption to neighbours by having a terrace which may be used for entertaining at the height of the first floor, would be disastrous.</p> <p>Moreover, 31 Elsworthy Road is a Willet house in a long standing Conservation area. The purposes of the designation of this neighbourhood as a conservation area many years ago was to recognise the importance of the quality of the area as a whole. It also was developed to protect individual buildings and trees which make a positive contribution to the character and appearance of the area. The scheme submitted to Camden for planning permission for changes to number 31 Elsworthy Road would and should be directly opposed by any who have any interest in conserving the area and following the report issued about our Conservation area.</p> <p>As such alterations and extensions to existing buildings should be carefully</p>

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considered. Extensions should be subsidiary to the existing building and not detract from its character by becoming over-dominant.

Consideration needs to be given to the elevational treatment, scale, bulk and massing of buildings and where possible respect the traditional forms and rooflines of the Conservation Area. Future additions and development must take care not to break away or detract from the traditional alignment and elevation of the existing building typology and form.

More specifically, the council is charged with denying permission in the following circumstances (all of which occur here) Also, when redeveloping a property the owner is charge with not doing the follows (all of which are contained within the plan submitted):

- The use of inappropriate materials or detailing
- Inappropriate scale, bulk, height, massing and proportions
- Inappropriate relationship to the street and neighbouring properties
- Change of the originals, such as inappropriately detailed or proportioned doors, windows, downpipes, tiling or railings;
- Extensions that negatively affect the scale, symmetry, or relative dominance of parts of existing buildings;
- Loss of Trees within the property boundary

For all of the above reasons, together with the comments already submitted to you from other stakeholders, I believe this redevelopment scheme needs to be scaled back to preserve the integrity of our neighbourhood and for Council to follow assiduously the Conservation Plan to which it is instructed to do.

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