

From: CAAC Comments Form
Sent: 11 February 2023 09:35
To: Planning Planning; Dawn Allott; Derek Gomez; Tuhinur Khan
Subject: CAAC Consultation Comments Received

Camden Council

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609542

Application ref.

2022/5383/P

Site Address

31 Elsworthy Road London NW3 3BT

Development Description

Erection of new front boundary wall, railings and gates

Planning officer

Edward Hodgson

Advisory committee

Elsworthy

Advisory committee

Please send your comments by:

2023-03-05T00:00:00.000

Please choose one

Objection

Do you have any comments or consider that the proposal is harmful to or does not preserve the character and appearance of the conservation area?

Front boundaries within this CA, particularly those of the William Willett houses, are particularly important if they are to preserve his ideals of a garden suburb. There has already been serious attrition of his original design with the removal of front privet hedging and the introduction of gates and railings such as these now proposed for number 31. All the applications have raised objections and there has been minimal success in softening the introduction of the railings. (2 and 6 Wadham Gardens, 41 Elsworthy Rd) The proposed pedestrian gate, in addition to two gates for vehicular access results in a reduction of any hedge being planted to provide a green front boundary. At present roughly half the width of the front boundary is a privet hedge but the proposal will allow for much less. The proposal would be less objectionable were the gates and boundary treatment in timber such as at 37 Elsworthy Road. It would also be more in line with the Council's own policies. Camden's Character Appraisal for the Elsworthy CA states: 3.23 The predominance of low walling combined with hedges, usually in privet, creates a strong landscaped theme in front gardens which is complementary to the tree-lined streets. 3.28 More interesting features include the low walls and privet hedges in the western end of Elsworthy Road and Wadham Gardens, together with the rarer survivals

of original wooden gates and gateposts that once characterised the boundaries of the Willett development, some of which have been replaced with scholarly replicas. (5 Wadham Gardens) 6.60 The boundary treatments are formed by low walls, topped by hedges, combined with wooden gates and gate posts to form the predominant features in the division of street and garden which greens the streetscape considerably and softens the view. It is particularly the combination of hedges and wooden gates that defines the special character of the streetscape in the Willett area. However only No. 62 retains original wooden gateposts, with other properties having replaced original frontages with harder wearing and out-of-keeping materials such as brick gateposts and metal railings, or having allowed the hedges to form a less structured natural boundary. 12.11 Changes that could impact on the character of the area include – the addition of unsympathetic boundary treatments or gates. 13.21 The Council will resist the loss of original boundary treatments and the iron and wooden elements and planted greenery associated with them where this forms part of the area's character. In conclusion there is strong objection to this application. Francoise Findlay for BCAAC

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Attach files

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