

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/5415/P	DPCAAC	25/02/2024 15:34:44	OBJ	<p>We fully concur with the objections submitted by SLR & NWA.</p> <p>APPLICATION FORM ERRORS</p> <p>Title number is BB13601 (HM Land Registry title plan and register) Public/Private Ownership: it is not private land but in the public realm as clearly shown in above Land Registry plan that outlines the footprint of the existing building. Details of building: the proposal does include new building. Open and Protected Space: the proposal will result in loss and change of use of open space. Site Visit: the site can be seen from a public road and footpath.</p> <p>HISTORY</p> <p>The space between Sonny Heights East and West reflected the original buildings on the site in the scheme by architects Tasou Associates. Camden Council and many local residents' groups were involved over nearly 10 years in its development. Drawing E104 Application 2018/5230/P granted in July 2018 illustrates how the space was designed to provide an external seating area with a tree planting space and planting beds along the rear wall.</p> <p>DPCAAMS page 57 emphasized the importance of maintaining historic gaps between buildings that represent an important established feature of relief. It is also crucial that this space should be retained to provide the historic view through foliage to the spire of St Anne's church and to maintain the relationship between the two buildings as intended by the architects.</p> <p>There can be no justification, legal or otherwise, for the applicant, who already has use of an extended space to the rear of the premises, to take possession of this area in the public realm that serves such an important visual and environmental break between the two buildings.</p> <p>DESIGN</p> <p>This proposal disrupts the symmetry of the space, leaving an unattractive and unbalanced slot of public space and a visual protrusion on the side of the existing building. It would result in the young tree in its planting space being practically obscured and the flower bed at the rear, both part of the existing planting scheme, being built over.</p> <p>The visual integrity of the three storey host building would be compromised by the addition of this metal frame one storey side extension.</p> <p>It conflicts with CLP Policy D1 Design, Policy D2 Heritage and DPNF policies DC1, DC2 and DC3.</p> <p>DPCAAC strongly objects to the proposal. It would introduce harm and discord to this small shopping parade and would neither enhance or preserve the character and appearance of the DPCA.</p>

Application No: 2023/5415/P
Consultees Name: Peter Wickenden
Received: 25/02/2024 15:43:00
Comment: OBJ

Response:

Comments on behalf of the Dartmouth Park Neighbourhood Forum (DPNF)

This site is in the new residential and retail development at the western end of the Swains Lane neighbourhood centre. Our observations are based on the policies for neighbourhood centres set out in the Dartmouth Park Neighbourhood Plan:

“Policy DC3 Requirement for good design:

In construction or alteration of shopping and other commercial frontages in the Neighbourhood Centres, ensuring that the development contributes positively to the accessibility, sense of place and individual character of the Centre.

Policy CE3 Public realm:

Support and promote the protection and improvement of the public realm in and around our Neighbourhood Centres, by ensuring that any development in or in the immediate vicinity of a Neighbourhood Centre preserves the existing public realm (including both hard and soft landscaping and the size of the area dedicated to public use)”

We are also guided by the design principles that were applied in preparing the plans for the new development as set out in the planning application (2013/6674/P):

“DESIGN AND ACCESS STATEMENT

1.0.6 The shape, massing and overall architectural detail has been developed over a considerable period and is the outcome of local debate, community involvement and advice from planning officers. The result is a more modest development and a much-simplified language of architectural detailing that offers a minimal architectural statement whilst respecting the quality of materials and character of surrounding buildings within their respective conservation areas.

1.0.7 The scheme is divided into two distinct buildings, reflecting the existing building layout on the site and general footprint of built area. This facilitates excellent views from Swain’s Lane and provides a further widening of the swain’s lane pavement to provide a context for street café life to spill more easily onto the surrounding pavement area.

1.0.14 SUMMARY OF PROPOSAL:

- Building line moved back to increase extent of wide pavement and increased amenity.
- Massing and architectural treatment designed in consultation with local community.
- Two distinct buildings, giving a permeable Swain’s Lane frontage and providing excellent views.”

The modification of the original design (that comprised a single 4-storey building across the whole site) into two distinct buildings was a key feature of the final approved plan. The space between the two buildings, Sonny Heights East and Sonny Heights West, enabled the attractive view from the street of St Anne’s church spire, framed by the symmetrical design of the buildings. It also enabled the provision of the public amenity space set back from the pavement, intended to provide a seating area flanked by planting.

This proposed extension of Fam Market store would halve the amenity space and seriously detract from its utility as a place to rest while shopping. The building would partially obstruct the view from the street and destroy the framing of that view.

If this application is approved, it will be a clear invitation to Superette to build a matching extension, thereby

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eliminating the design concept of providing two distinct buildings.