

<b>Application No:</b>	<b>Consultees Name:</b>	<b>Received:</b>	<b>Comment:</b>	<b>Response:</b>
2023/5415/P	John Slater	21/02/2024 10:48:05	OBJ	<p><b>Objection:</b></p> <p>This unit is part of a new residential and retail development in Swains Lane completed in 2020. It forms part of a small shopping hub within the Dartmouth Park Conservation Area and the DP Neighbourhood Forum. This development by Noble House Properties (NHP) occupies an important site within historic Swains Lane. Much work between NHP, Camden Council and local residents' groups, went into this development over nearly 10 years. This is recorded in the many planning applications and reports of liaison groups. Particular attention was given to the symmetry of the East and West blocks and to environmental aspects. Attention is drawn to Drawing E104 in Application 2018/5230/P. This is for an environmental space between the two buildings, Sonny Heights East and Sonny Heights West, submitted by Tasou Associates on behalf of Noble House Properties and approved by Camden Council in July 2018. Specifically, this was to provide a view through the historic space of foliage and the spire of St Anne's church and to maintain the harmony between the buildings. The setback area was designed for the public to be able to relax on benches, Contrary to the reference in the application to National Planning Policy, this is not a town centre, this is a local retail hub within a residential area. This proposal would be contrary to the policies set out in the Dartmouth Park Conservation Area Appraisal and Management Statement. On page 57, attention is drawn to the importance of maintaining the historic gaps between buildings as established features of relief. This space is clearly marked on historic street views and maps and drawings throughout the development (Note drawing GA-204 of February 2017)</p> <p>The structure proposed would effectively destroy this important environmental space. This is contrary to statements in the Application that there would be no loss of garden/trees and no loss of open space. Damage is already being caused by the failure to maintain the plantings agreed for this space and by the storage of waste in this area contrary to the Waste Strategy Statement (Ref1658-05-21-001).</p> <p>It was noted by the Construction Liaison Committee that such a fruit and vegetable outlet might generate more waste and require more space. It was agreed at a late stage that environmental space at the rear of the building for the residential units, could be used to provide for a cool store (Application 2029/5714/P). This has already increased the size of this unit by over 12%. A further increase would be harmful at this location.</p>

---