

# **Gloucester Avenue Association**

**102 Gloucester Avenue, London NW1 8HX**

The Planning Department  
London Borough of Camden  
2nd Floor, 5 Pancras Square  
London N1C 4AG

25 March 2024

Dear Sirs,

## **Planning Application 2024/1039/P**

I am writing to object, on behalf of the residents of Gloucester Avenue, to Planning Application 2024/1039/P.

Gloucester Avenue is part of the Primrose Hill Conservation Area. One of the attractions of the area is that it does not include tall buildings. Any increase to the height of the blocks of Darwin Court would set a precedent for additional storeys on top of other buildings. At present Darwin Court is of the same height, but no higher, than the villas and terraces around it. Granting planning permission for an additional storey on top of Darwin Court would therefore be in flagrant disregard for the whole principle of the Primrose Hill Conservation Area.

This planning application is for luxury penthouses for the wealthy, not for social housing. It will make no contribution to the latter.

During construction, building operations on the top of the blocks will impose a major strain on the existing residents of Darwin Court, many of whom are elderly and vulnerable.

All the boilers and much of the plumbing and electrical infrastructure are in the garage area. Reworking this, or replacing it, to provide water and other utilities to the new storey, will cause huge problems, apart from the probable need to close the garage to allow this work to be done.

There is already a parking problem around Darwin Court, especially at weekends when Cecil Sharp House has a large number of visitors. The Darwin Court garages are not of a size to be able to accommodate additional parking bays for prospective owners of the flats in the additional storey.

On these many grounds, this scheme should be refused planning permission.

Yours sincerely,

Martin Sheppard