

I wish to object to this planning application.

### **Introduction**

Primrose Hill lies within a Conservation Area and has many important and beautiful buildings, including **Grade 2 listed Victorian and contemporary houses**. Grand Victorian houses were demolished in the late 1960s to make way for Darwin Court. The building did not receive residents' approval. It was felt to be out of character with the neighbouring housing and built without any aesthetic reference to a previous age. Now we are confronted with a similar problem. Suddenly, without understanding or knowledge of what was happening in our neighbourhood, high rise flats are appearing on our skyline and now our roof! Darwin Court may be out of character but it now has a status as an example of a well- built 1970s modernist building. The interior is well designed and has suited 4 generations of families who care about the conservation of their environment and the welfare of their community. Camden's Conservation Area Statement describes Darwin Court as 'a negative building that detracts from the character and appearance of the Conservation Area.' That's a shame but maybe true. Don't let's make it worse!

### **Over- development**

1. There is unquestionably over-development in Camden and Primrose Hill is not an exception. Social housing is not in the plan for the development of penthouse flats on the roof of Darwin Court. Without more details of how an ever increasing population is going to be supported, I would predict one calamity after another. Are there plans for schools, doctors and leisure facilities? Although these considerations are not directly related to the planning application, we do need to know in order to assess the suitability of the proposal to build penthouses on our roofs. Primrose Hill cannot safely accommodate more people.

### **No roof replacement or roof repairs if flats are built on stilts. Final height and loss of light. Asbestos. Trees.**

2. Airspace have stipulated new lifts and various improvements to the gardens. They had said that the pre- fabricated flats will be **hoisted up on to the roof with cranes. They will be on stilts**. Why? My suspicion is that if the flats are on stilts, there will not be a need to repair or replace the roof. They will lay some sort of screed but the **asbestos and remains of the 1972 roof** will be left to fall into dis-repair. How will the roof beneath the raised pre-fabricated flats be maintained? How high will the building be, bearing in mind an 8th story and the height of the stilts? What damaging effect including daylight reduction and less (or absent) view of the sky will this affect houses overlooking the penthouse flats. What will happen to trees which need to be protected?

### **Lifts. Fire escape. Access to residents flats**

3. The plan for new lifts is definitely **not** necessary and not in our interests. Our lifts are in good condition and regularly maintained. They are not at the end of their useful life. The lifts in the great hotels of our City are still in constant use. I think any replacement of our lifts would result in smaller lifts which would not accommodate a piano let alone a double bed. I would strongly object to any interference with our access to our flats. The common parts in Darwin Court are quite small and the staircase to the penthouse flats will have to be located on the back stairs which is our fire escape. More people trying to escape a fire may have safety implications.

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