

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/1039/P	Peggy Pannocchia	07/04/2024 08:52:23	COMMNT	Impacts on primrose conservation area, loss of views for surrounding properties , extremely long building work, pollution and impacts on Cecile Sharp grade II building.
2024/1039/P	Kimball Astley-Cooper	06/04/2024 07:40:05	OBJ	<p>Risk of disproportionate collapse to 1970s buildings with cavity wall construction particularly with HS2 tunnelling beneath the blocks</p> <p>Potential harm to existing buildings by adding a floor without a full understanding of the foundations</p> <p>Visual impact on the Primrose Hill conservation area</p> <p>Failure to preserve and enhance the conservation area.</p> <p>Light pollution: while the windows of the new flats are at 90° from the roadside direction, there will inevitably be additional light showing</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/1039/P	Charles Thomas	05/04/2024 11:47:57	OBJ	<p>I live opposite Dariwn COurt at 39 Gloucester Avenue. I heard nothing about the plans to add a large extension on the top of all the Darwin Court until I saw a sign on the opposite side of the street.</p> <p>1. Why such secrecy? The Camden Yards buildings have wrecked the skyline of such of this part of the borough. That too was kept secret. Now it just looks like a mistake.</p> <p>2. Were a further floor to be built, I would lose sunlight into my office, which looks out on to the street. I will also have to sudffer a huge amount of noise.</p> <p>3. Inevitably, there would be more cars on the street, and because they are penthouses and expensive, the cars would be larger.</p> <p>4. Darwin Court is run down, and getting ever more shabby. The erection of these flats may solve some short-term financial trouble, but the same problems--not enough investment by the freehold owner--will return. The penthouses are no solution. They a patch, which will soon wear out.</p> <p>5. This end of Gloucester Avenue has long been a quiet part of Camden, and long may it remain so. To oppose this development this we shall be forming an association, with lawyers (one of whom is the lead barrister of the Grenfell inquiry), architects and business people, plus well-known locals, such as Alan Bennett and Sir Nicholas Grimshaw, the renowned architect, who lives on Chalcot Square.</p> <p>6. Primorse Hill you may say is full of privileged people. Yes and no, which is one reason that makes it so attractive--there is a diverse population in this ward. Keep it that way. Darwin Court penthouses diminishes that reputation. It's not as if more affordable housing is the aim.</p> <p>7. It weren't for the work of a few peole to protect and conserve Primrose Hill, then most of the area would have been destroyed years ago. Shouldn't the council be protecting those who have fought long and hard to keep Camden as Camden--diverse and interesting. Why undermine your aims.</p> <p>Sincerely, Charles Thomas</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/1039/P	Julia Bloomfield	07/04/2024 12:09:27	OBJ	<p>I am against this Darwin Court development.</p> <ul style="list-style-type: none"> •More hi-end accommodation for high income bracket people? What about social housing for those who are in need and have suffered financially from our worsening economic state? There is too much catering for the already wealthy, in my view. •Primrose Hill is a "conservation area" and, with added penthouses to Darwin Court, this will lead inevitably to more penthouses on other such residential buildings and thus this will erode the basic premise of a "conservation area." •Surely "conservation area" includes the land around the buildings and therefore the trees? I do not know how this development will affect the large trees surrounding the Darwin Court site and the green areas - wild areas - but I would hope that this is considered and that the greed of the developers does not take precedence over conserving the loveliness of this Primrose Hill area. <p>I would hope Camden will focus on the implied social and conservation issues of these proposed Darwin Court penthouses. Camden has a great history in catering to all social classes. The balance is presently very fragile in this area with real estate prices in the millions. Let us not continue this trend by adding expensive penthouses for more wealthy people. Thank you</p>
2024/1039/P	Edward Harris	06/04/2024 14:18:16	OBJ	<p>As an owner of a flat within 23 Gloucester Avenue NW1 7AU I object to the proposed development at Darwin Court for the following reasons:</p> <ol style="list-style-type: none"> 1. Adding a floor to already substantial buildings will result in the loss of light particularly to the flats / rooms on the lower; Basement, Raised Ground, and First, floors of all the Gloucester Avenue residences opposite Darwin Court. 2. The upper flats, between numbers 15 to 33 Gloucester Avenue and onto Regents Park Road at the moment enjoy privacy as they are not looked in upon. This important benefit will be lost if a further floor is added to the Darwin Court blocks. 3. Adding a further floor to the already significant development of Darwin Court will create a greater imbalance with the smaller period properties - i.e. the proposals represent an overdevelopment and will materially change the character in our conservation area. 4. I believe the daylight analysis is suspect. It excludes number 15 Gloucester Avenue and also has made an assumption that there are no rooms facing Darwin Court with a depth greater than 4 meters. This is incorrect. 5. The road / parking infrastructure in the area is already under considerable pressure from existing residents. Adding to the number of users is unwise. <p>I trust my objection will be given full consideration. Yours sincerely Edward Harris</p>
2024/1039/P	Caitlin Sinclair	07/04/2024 11:19:58	OBJ	<p>I object to this application, I think it will further erode the character and community of primrose hill. The high rise buildings in the morrison's site already significantly impinge on the area and it feels like development is encroaching on the entire neighbourhood.</p>