

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/1039/P	Michael Birnbaum KC	09/04/2024 04:46:37	COMMNT	<p>I have been living in Primrose Hill for well over 30 years (in St Marks Crescent).</p> <p>I have read the documents in this application with the greatest concern. Numerous people, many of them residents of Darwin Court, strongly object giving detailed reasons. Hardly anyone supports the proposal. I object because of</p> <ol style="list-style-type: none"> 1. The visual impact on the conservation area 2. The impact on Cecil Sharp House (I note the objection their management) 3. Potential and unknown risk to the existing structure by adding a floor to the building 4. Negative impact on wildlife and existing trees 5. Disruption that will inevitably be caused by the large scale construction including toparking facilities 6. No affordable housing 7. Doubts about the capacity of the developer to carry out the proposals
2024/1039/P	Elena Getmanskaya	09/04/2024 09:03:41	COMMNT	<p>I strongly object the proposed penthouse development on the roof of Darwin Court.</p> <p>Because</p> <ul style="list-style-type: none"> • Risk of Disproportionate colapse of the building <p>Visual impact on the Primrose Hill conservation area</p> <ul style="list-style-type: none"> • Impact on the setting of Cecil Sharp House, a Grade 2 listed building • DC is one of three intact mid-century blocks in the immediate vicinity alongside the Grade-2 listed Ernö Goldfinger building at 10 Regents Park Road and the James Stirling block at 41 Gloucester Avenue • Failure to preserve and enhance the conservation area • Loss of existing views from neighbouring properties • Negative impact on wildlife by developing land behind Darwin Court, which is currently a wild area harbouring wildlife, trees and shrubs <p>Issues that are not relevant to Camden's planning department, and will not be consi</p>
2024/1039/P	William Gulliford	10/04/2024 13:48:37	OBJ	<p>This proposal will destroy the clean lines of the architecture. It is not in the interests of the area, it will have an impact on rights to light on neighbouring streets and that it will lead to 2 years of disruption.</p>

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2024/1039/P	Vanessa Boz	10/04/2024 17:13:21	OBJ	<p>Hello</p> <p>We live behind the building and feel we will be significantly impacted by the erection of these penthouses. We are very much against the project for the following reasons:</p> <ul style="list-style-type: none"> - They have a negative visual impact on the Primrose Hill conservation area - They significantly impact on the setting of Cecil Sharp House, a Grade 2 listed building, much loved by the community of primrose hill - we have been using and living near this building for almost 20 years. - Darwin Court is one of three intact mid-century blocks in the immediate vicinity alongside the Grade-2 listed Ernö Goldfinger building at 10 Regents Park Road and the James Stirling block at 41 Gloucester Avenue - it is a terrible shame to modify such important architectural landmarks. - The penthouses will bring a Loss of existing views from neighbouring properties, and specifically from our home on Regents Park Terrace - The project will have a negative impact on wildlife by developing land behind Darwin Court, which is currently a wild area harbouring animals, trees and shrubs - The project will harm the large trees surrounding Darwin Court - There is a potential harm to existing buildings by adding a floor without a full understanding of the foundations - The project will bring light pollution: while the windows of the new flats are at 90° from the roadside direction, there will inevitably be additional light showing
2024/1039/P	George Hulse	10/04/2024 17:44:36	OBJ	<p>I object to this as it will impact on the Primrose Hill Conservation area as well as the setting of Grade 2 Listed Cecil Sharp House .</p> <p>It will</p> <p>Also impact the Listed Grade 2 Regents Park Terrace by reducing the natural Light as well as Light Pollution . we need more affordable Housing In Camden not luxury Penthouse suites that block natural light of the other houses and ultimately impact on the trees nearby . We Already have Hs2 works continuous in the area</p> <p>And last thing we need or want is More Building works for Luxury Penthouse suites .</p>

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2024/1039/P	Mrs Asne Faber	10/04/2024 16:52:14	OBJ	<p>Dear Sirs,</p> <p>Ref: 2024/1039/P</p> <p>I most strongly OBJECT to the above planning application to build eight penthouses flats on the roofs of Darwin Court. Primrose Hill is already overbuilt and does not need more luxury flats.</p> <ul style="list-style-type: none"> - The original planning application was only granted after the current height of Darwin Court was agreed. The height was determined in order to be in keeping with Primrose Hill conservation area and to allow sufficient light to the neighbouring properties. - Further, the plans show an extra floor!!! with water tanks and heat pumps on the roofs of the penthouse flats, so instead of adding one floor, the plan shows two floors!!! And the worry is the effect this will have on the Darwin Court foundations. - This development would affect hugely all the neighbouring properties vis a vis views and especially light. It would also affect the light of Darwin Court flats. - The suggested development of these penthouses would be totally unsightly in the conservation area as the suggested brickwork is not matching Darwin Court's brickwork. A total blight on the environment. - The development would also affect the wildlife around Darwin Court and the trees would be at great risk. - And what about the party wall as £2,000 per property owner (104 properties) - no mentioning of this. - I would also add that the developers track record is very questionable and there is a great risk that they could not financially or otherwise complete the project. <p>With reference to the above, I strongly urge Camden to refuse this application.</p> <p>Yours sincerely,</p> <p>Asne Faber</p>

2024/1039/P	Jenifer Lord	10/04/2024 23:18:17	PETITNOBJ E	<p>The five roof extensions will create an ugly and discordant skyline to the building and will do nothing to preserve or add to the attractiveness of the conservation area. I live opposite Darwin Court and I object strongly to the way the extensions will take away some of my view of the sky. They will take away light in the day but will add to the light pollution in the area at night. There could be some harm to the large and beautiful trees currently surrounding Darwin Court. There is free parking in the street after 6.30pm and at weekends and the cars of new residents and their visitors would add to congestion at those times.</p>
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2024/1039/P Robin Gray 08/04/2024 13:22:35 OBJ

Dear Sir / Madam,

I strongly object to this proposed development on the basis of several issues, which are:

Negative visual impact and failure to preserve and enhance the Primrose Hill conservation area.

Negative visual impact on impact on the setting of Cecil Sharp House, a Grade 2 listed building.

Loss of existing views from neighbouring properties along Gloucester Avenue.

Reduced parking availability for all residents in the immediate area.

Reduced quality of life / living for residents in Darwin Court re. light pollution for those living at 90° from the roadside direction.

Darwin Court is one of three intact mid-century blocks in the immediate vicinity alongside the Grade-2 listed Ernö Goldfinger building at 10 Regents Park Road and the James Stirling block at 41 Gloucester Avenue.

Negative impact on wildlife by developing land behind Darwin Court, which is currently a wild area harbouring animals, trees and shrubs.

Harm to the large trees surrounding Darwin Court.

Noise and disruption from an estimated 2 years construction work.

Furthermore, this is very very far from affordable housing, an 'Affordable Housing Contribution' does not make affordable housing.

All residents at 41 Gloucester Avenue object to this proposed development.

Yours faithfully,

Robin Gray (owner resident at 41 D Gloucester Avenue, NW 1 7BA)

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2024/1039/P	James Trelawny	08/04/2024 14:05:58	COMMNT	<p>I would like to object to the planning permission application to build roof extension properties to Darwin Court for the following reasons:</p> <p>a) Darwin Court stands in a Conservation Area and provides a back drop to the Grade Two Listed Cecil Sharp House. The view of Cecil Sharp House will be compromised by any upwards extension to Darwin Court</p> <p>b) Though not listed Darwin Court is itself a fine example of London brutalist architecture. This will be compromised if the building is so dramatically altered.</p> <p>c) as someone whose building looks over Darwin Court I am concerned about the possibility of light pollution from these new apartments.</p> <p>d) I am concerned about the impact to mature trees around Darwin Court and to wild land at the rear of the property facing onto the railway tracks</p> <p>e) with no more internal parking spaces available, it seems likely that extra cars will cause further congestion/pollution in the area.</p>
2024/1039/P	Mrs Ann Pennington	08/04/2024 15:01:32	OBJ	<p>Loss of existing views from neighbouring properties.</p> <p>Negative impact on wildlife by developing land behind Darwin Court, Which is a wild area harbouring wildlife, trees and shrubs.</p> <p>Potential harm to the existing trees surrounding Darwin Court.</p> <p>Potential harm to existing buildings by adding a floor without a full understanding of the foundations.</p> <p>Light pollution: While the windows of the new flats are at 90 degrees from the roadside direction, there will inevitably be additional light showing.</p> <p>I am concerned that an area I have lived in for 50 years will have its views destroyed and this building will no longer be in harmony with its surroundings.</p>
2024/1039/P	Mike	08/04/2024 14:42:36	COMMNT	Awful precedent for the primrose hill conservation area. Say no to profiteering please show some integrity.
2024/1039/P	Susan Quick	10/04/2024 17:30:29	OBJ	I would like to object to this application. This will erode the character of the area. It is time for developers to stop getting away with far more than residents are allowed. We need to enhance our conservation area and protect the beauty of Primrose Hill.

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2024/1039/P	Wendy Meakin	10/04/2024 11:23:19	COMMNT	<p>I would like to strongly oppose this project on the grounds of; harm to trees, the light pollution, and the loss of natural light.</p> <p>Goods Yard in the Morrisons car park has become an unsightly blotch on the skyline- now with this proposal it just seems too much.</p> <p>Additionally, I'm concerned for the city wildlife from the nightmare that is the HS2 just down the street from this proposal in Darwin Court.</p> <p>It is important to preserve and enhance the Primrose Hill conservation area and I'm not clear how this development will add to it?</p> <p>Please do not allow this unnecessary penthouse development to be built.</p> <p>With thanks!</p>
2024/1039/P	Katherine Rundell	08/04/2024 15:31:32	OBJ	<p>Allowing this building work to go ahead would be a disaster -</p> <p>It would have a profound, irreversible and purely negative impact on the conservation area of Primrose Hill, visually and in terms of light pollution. It would change the aspect of the Cecil Sharp house, a local landmark. It would threaten mature trees and wildlife in the area. Most of all, it would set a terrible precedent for other developers to follow suit and enrich themselves at the expense of the neighbourhood, going totally against what the neighbourhood is attempting to maintain: a sense of community. These would not be affordable housing but luxury flats. I ask the committee in the strongest terms to withhold permission.</p>
2024/1039/P	Theresa Howarth	10/04/2024 14:46:39	OBJ	<p>I own a flat in 21 Gloucester Avenue NW1 7AU and object to the proposed development at Darwin Court. My reasons are as follows:</p> <ol style="list-style-type: none"> 1. The addition of a floor to the existing buildings will result in a very significant loss of light to all properties within our Terrace which lie opposite Darwin Court. The properties on the lower floors of these buildings are already dark and will suffer a very detrimental further loss of light. 2. In addition to loss of light, the proposed development will also impact the privacy of residents opposite Darwin Court. 3. I believe that the addition of a floor to Darwin Court will constitute an overdevelopment which will be damaging to our conservation area. 4. Parking, already a nightmare, will be completely impossible. 5. It is my understanding that there is some doubt as to the ability of the foundations of the existing structures at Darwin Court to withstand the addition of a floor. Has this been taken into account?
2024/1039/P	Daniel J Stillit	10/04/2024 11:54:55	COMMNT	<p>I have been a lifelong owner and resident (and grew up in Primrose Hill). I currently live on Princess Road. I would like to object to the proposed development.</p> <p>This is a conservation area and the proposed development runs counter to this. There will be a loss of light, a loss of views (already significantly impaired by the development on the site of Morrisons). In addition, there will be a detrimental visual impact. There is already a strain on public services from the density in the area, this will make it worse.</p>

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2024/1039/P	Miss Waterfield	09/04/2024 15:06:15	OBJ	<p>I wish to object to the above application on the following grounds</p> <ol style="list-style-type: none"> 1. It is a conservation area and allowing additional storeys to be built will create a bad precedent. 2. Hills specifications for the building could be "interpreted" so it is not a sound structure. It does have cavity walls of brick which can lead to disproportionate collapse 3. Proposal to use extensively the amenity land at the rear of the blocks is unclear and could potentially disturb wild life. 4. Failure to enhance and preserve the conservation area with potential damage to the large trees around Darwin Court.
2024/1039/P	Will Chaffin	09/04/2024 06:22:20	COMMNT	<p>A positive development in keeping with the surroundings and adding badly needed new residences to the area.</p>