

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/1039/P	Michela Wrong	11/04/2024 09:26:42	OBJ	<p>Darwin Court Leaseholders Association represents the majority of leaseholders in Darwin Court. The Association is maintaining a neutral stance on the application, members can object or support the proposal as individuals. The Design and Access statement includes a number of 'benefits' to Darwin Court, but these are of no value without planning conditions or a legally enforceable agreement between the applicant and leaseholders. No such agreement is in place. Unless these promises are enforceable, we believe no weight should be given to these.</p> <p>Michela Wrong Darwin Court Leaseholders Association Committee chair. The DCLA is a Recognised Tenants Association.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/1039/P	Hugh Salimbeni	15/04/2024 22:55:27	OBJ	<p>I am writing to formally lodge my objection to the planning application for the "Erection of single-storey roof extensions to the five properties comprising Darwin Court to provide new residential units (Class C3), and associated works including accessibility enhancements, fire safety upgrades, waste and refuse store enhancements, landscaping, and other works." The proposed development raises several critical concerns that must be addressed.</p> <p>Visual Impact on Primrose Hill Conservation Area: The proposed extensions will significantly alter the visual landscape of the Primrose Hill Conservation Area. This area is cherished for its historic and architectural significance, and the introduction of new structures will compromise its integrity and character.</p> <p>Impact on the Setting of Cecil Sharp House, a Grade 2 Listed Building: Cecil Sharp House holds substantial cultural and historical importance as a Grade 2 Listed Building. The proposed development, particularly its scale and proximity, will detrimentally affect the setting of this heritage asset, undermining its significance.</p> <p>Failure to Preserve and Enhance the Conservation Area: The proposed development fails to align with the objectives of preserving and enhancing the Primrose Hill Conservation Area. Instead, it introduces elements that disrupt the harmonious balance of the area, contrary to conservation principles.</p> <p>Loss of Existing Views from Neighboring Properties: Neighboring properties, including [Name Specific Properties, if known], currently enjoy unobstructed views that will be irrevocably altered by the proposed extensions. This loss of views will have a negative impact on the quality of life and property values for these residents.</p> <p>Negative Impact on Wildlife and Habitat Loss: The land behind Darwin Court currently serves as a vital habitat for wildlife, characterized by diverse flora and fauna. The proposed development will result in the loss of this wildlife haven, disrupting ecosystems and biodiversity in the area.</p> <p>Potential Harm to Large Trees Surrounding Darwin Court: The mature trees surrounding Darwin Court are valuable assets, providing not only aesthetic value but also environmental benefits such as air purification and shade. The proposed development poses a significant risk to these trees, threatening their health and longevity.</p> <p>Potential Damage to Existing Buildings: The addition of new floors without a comprehensive understanding of the foundations and structural implications poses a risk to the integrity of existing buildings in Darwin Court. This lack of thorough assessment raises concerns about the safety and stability of the entire development.</p> <p>Light Pollution: While it is claimed that the windows of the new flats will be positioned away from the roadside, the reality of light pollution cannot be overlooked. Even at a 90-degree angle, additional lighting from the new development will inevitably spill into the surrounding area, disrupting the natural darkness of the night sky.</p> <p>In conclusion, the proposed development presents a host of significant concerns that must be thoroughly addressed before any approval is granted. I urge the planning committee to reconsider this application in light of the points raised, ensuring that the integrity of the Primrose Hill Conservation Area, the setting of Cecil Sharp House, and the well-being of the local environment and residents are safeguarded.</p>

Thank you for your attention to this matter. I look forward to a response regarding the steps that will be taken to address these objections.

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/1039/P	Patrick Wright	11/04/2024 22:44:51	OBJ	<p>Visual impact on the Primrose Hill conservation area</p> <p>Impact on the setting of Cecil Sharp House, a Grade 2 listed building</p> <p>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</p> <p>Failure to preserve and enhance the conservation area</p> <p>Loss of existing views from neighbouring properties</p> <p>Negative impact on wildlife by developing land behind Darwin Court, which is currently a wild area harbouring animals, trees and shrubs</p> <p>Harm to the large 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° from the roadside direction, there will inevitably be additional light showing</p>
2024/1039/P	Charlotte Solomon	15/04/2024 14:46:04	OBJ	<p>I object based on the following</p> <ol style="list-style-type: none"> 1) Visual impact on the Primrose Hill conservation area 2) Impact on the setting of Cecil Sharp House, a Grade 2 listed building 3) 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 4) Failure to preserve and enhance the conservation area 5) Loss of existing views from neighbouring properties 6) Negative impact on wildlife by developing land behind Darwin Court, which is currently a wild area harbouring wildlife, trees and shrubs
2024/1039/P	Jonathan Root	15/04/2024 20:11:40	OBJ	<p>This should not be allowed as there is too much development in Camden allowed by Camden Council and this sets a precedent! This block is already too tall!</p>
2024/1039/P	Claire B	11/04/2024 09:38:53	OBJ	<p>This development has a negative visual impact on the Primrose Hill conservation area. It is a failure to preserve the conservation area. It has a negative impact on the Cecil Sharp house, a Grade 2 listed building. Darwin Court is one of three intact mid-century blocks in the vicinity. There is potential harm to existing mature trees and wildlife surrounding Darwin court. There will be significant loss of existing views by neighbouring properties and additional light pollution.</p> <p>Strongly object.</p>
2024/1039/P	Claire B	11/04/2024 09:38:53	OBJ	<p>This development has a negative visual impact on the Primrose Hill conservation area. It is a failure to preserve the conservation area. It has a negative impact on the Cecil Sharp house, a Grade 2 listed building. Darwin Court is one of three intact mid-century blocks in the vicinity. There is potential harm to existing mature trees and wildlife surrounding Darwin court. There will be significant loss of existing views by neighbouring properties and additional light pollution.</p> <p>Strongly object.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/1039/P	Francesco Dalessandro	12/04/2024 16:15:47	OBJ	<p>I am extremely concerned and against the development of eight penthouse flats on the top of Darwin Court, as a resident of Darwin Court and Primrose Hill for the following reasons:</p> <p>Negative impact on Primrose Hill conservation area</p> <p>The development will profoundly and negatively impact the light, view and character of the conservation area, creating a dangerous precedent for other properties' requests for additional storeys, for the benefit of a few (freeholder and developer).</p> <p>Financial viability of the project & ability of Airspace to deliver</p> <p>The documentation and explanation provided by Airspace have been very poor and piloted, and do not give me any confidence they will deliver on the budget promised if permission is granted. Furthermore, they claim in their credentials to have delivered other similar projects, one of them which was supposed to be delivered by a company named First Penthouse Limited, a precursor of Airspace, but ran out of funds and did not complete the project. One of Airspace's directors was a director of First Penthouse Limited, a company which is now under liquidation. When questioned about this project, Airspace never came back to DC residents with an explanation of its connections and the reasons why the project had failed. This, paired with the way they conducted the consultation (unable to answer many questions in the face-to-face meeting, and choosing the questions to answer in the virtual meeting), poses a big question of transparency and reliability.</p> <p>Ecology and Environment</p> <p>This development will very likely damage mature trees located in front of Darwin Court buildings, harm wildlife by developing the land behind Darwin Court, and create air pollution and unnecessary carbon emissions to build unnecessary expensive housing in Primrose Hill. These all go against the council's Clean Air for Camden vision.</p> <p>Please reject this planning application.</p>

2024/1039/P	David Shasha	12/04/2024 18:19:00	OBJ	<p>I object. The development will cause a huge disturbance to the community and will set a bad precedence for other buildings in the area which will change the nature of the conservation area.</p> <p>My objections include</p> <ul style="list-style-type: none"> Visual impact on Primrose Hill conservation area Impact on Cecil Sharpe House Failure to preserve and enhance the conservation area Loss of existing views from neighbouring properties Light pollution
-------------	--------------	---------------------	-----	---

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/1039/P	Ben Griffiths	11/04/2024 23:22:56	OBJ	<p>This looks like a howler of an idea.</p> <ol style="list-style-type: none"> 1) We live on Regent's Park Terrace and, from our perspective, the sun sets over the existing Darwin Court roofs. the development would cut sunlight for 30-40 houses along Oval Road and Regent's Park Terrace. 2) It sounds like the trees outside Darwin Court will be damaged and nobody will really oversee this. 3) The proposed brickwork looks terrible. 4) Everyone in this part of Primrose Hill needs a break from projects like these after the madness of HS2. <p>Let's not make a joke of the Conservation Area.</p>
2024/1039/P	Ethan	14/04/2024 18:32:57	SUPPRT	Please build it, London needs more houses. More supply of housing will reduce rents and improve quality for young people like myself
2024/1039/P	Joan Lockwood	11/04/2024 16:05:25	COMMNT	I highly doubt this redevelopment will serve the wider Camden community with affordable housing, Adding floors may negatively affect the neighbourhood from a green and cabin footprint perspective.
2024/1039/P	Roz & Geoffrey Hunter	12/04/2024 22:39:57	COMNOT	There appear to be no material grounds to object to this application on the relatively narrow spectrum of relevant planning considerations. Nonetheless, if Camden is minded to approve this application, we strongly urge the decision-makers to take full account of the considerable risks that construction will pose to the existing buildings and their residents, and accordingly to impose commensurate planning conditions that will mitigate all these risks, such as a fully-enforceable Construction Management Plan and a mechanism to ensure the developers' adherence to the Design & Access Statement.
2024/1039/P	Marc Woodford	11/04/2024 09:50:42	OBJ	This development has a negative visual impact on the Primrose Hill conservation area. It is a failure to preserve the conservation area. It has a negative impact on the Cecil Sharp house, a Grade 2 listed building. Darwin Court is one of three in tact mid-century blocks in the vicinity. There is potential harm to existing mature trees and wildlife surrounding Darwin court. There will be significant loss of existing views by neighbouring properties and additional light pollution.

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/1039/P	Kate @ Doug D'Arcy	11/04/2024 14:47:57	OBJ	<p>We are residents of Darwin Court and live on the third floor. We oppose the proposed development of penthouses at Darwin Court on Gloucester Avenue, NW1 7BG for the following reasons:</p> <p>The planned penthouse buildings with their extra height will spoil the elegant look of Darwin Court , together with its neighbour Cecil Sharp House, a Grade 2 listed building. The plan has a negative visual impact on Primrose Hill as a whole and neighbouring properties, part of the Primrose Hill conservation area, will lose some existing views.</p> <p>The land to the back of Darwin court is currently a wild life area and it, together with the trees around Darwin Court, will be harmed by the planned development.</p> <p>The developers, Airspace, have not made clear that they have considered seriously the damage that adding an extra floor to The Darwin Court buildings, the foundations and the fabric, could cause.</p> <p>Airspace have not seemed able or willing to address concerns raised by residents during Airspace's presentations and we have no confidence in them.</p> <p>Doug and Kate D'Arcy</p>
2024/1039/P	Kate @ Doug D'Arcy	11/04/2024 14:47:58	OBJ	<p>We are residents of Darwin Court and live on the third floor. We oppose the proposed development of penthouses at Darwin Court on Gloucester Avenue, NW1 7BG for the following reasons:</p> <p>The planned penthouse buildings with their extra height will spoil the elegant look of Darwin Court , together with its neighbour Cecil Sharp House, a Grade 2 listed building. The plan has a negative visual impact on Primrose Hill as a whole and neighbouring properties, part of the Primrose Hill conservation area, will lose some existing views.</p> <p>The land to the back of Darwin court is currently a wild life area and it, together with the trees around Darwin Court, will be harmed by the planned development.</p> <p>The developers, Airspace, have not made clear that they have considered seriously the damage that adding an extra floor to The Darwin Court buildings, the foundations and the fabric, could cause.</p> <p>Airspace have not seemed able or willing to address concerns raised by residents during Airspace's presentations and we have no confidence in them.</p> <p>Doug and Kate D'Arcy</p>
2024/1039/P	Alison MacDonald	12/04/2024 16:04:46	OBJ	<p>Please do not allow these deeply inappropriate penthouses to be built on top of Darwin Court, an iconic building which, like Cecil Sharpe House nearby, respects and follows the universal roof height of all the beautiful Regency houses in all the neighbouring terraces in Primrose Hill. It would be cruel to destroy the views enjoyed by neighbouring residents, and would contradict the principle of the preservation of existing visual quality of this Conservation Area.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/1039/P	Kate @ Doug D'Arcy	11/04/2024 15:45:51	OBJ	<p>We are residents of Darwin Court and live on the third floor. We oppose the proposed development of penthouses at Darwin Court on Gloucester Avenue, NW1 7BG for the following reasons:</p> <p>The planned penthouse buildings with their extra height will spoil the elegant look of Darwin Court, together with its neighbour Cecil Sharp House, a Grade 2 listed building. The plan has a negative visual impact on Primrose Hill as a whole and neighbouring properties, part of the Primrose Hill conservation area, will lose some existing views.</p> <p>The land to the back of Darwin court is currently a wild life area and it, together with the trees around Darwin Court, will be harmed by the planned development.</p> <p>The developers, Airspace, have not made clear that they have considered seriously the damage that adding an extra floor to The Darwin Court buildings, the foundations and the fabric, could cause.</p> <p>Airspace have not seemed able or willing to address concerns raised by residents during Airspace's presentations and we have no confidence in them.</p> <p>Doug and Kate D'Arcy</p>

2024/1039/P	Antonia Calnan	12/04/2024 10:46:41	OBJ	<p>We are opposed. Raising the roof on Darwin Court will limit sunshine to houses east of Darwin Court. The sun sets over Darwin Court from the perspective of Oval Road and Regent's Park Terrace, both part of the Primrose Hill Conservation Area. The Daylight and Sunlight Report is deficient because it had not assessed the impact on these two streets. It has only looked at Gloucester Avenue itself.</p>
-------------	----------------	---------------------	-----	--

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/1039/P	Denise Neves	12/04/2024 18:13:30	OBJ	<p>I am writing to object to this application. It is an unnecessary development with a negative impact on the environment, our community, Primrose Hill conservation area, and posing serious risks to the Darwin Court buildings. This unnecessary development would only benefit the freeholder and developers, through profits. The vast majority of leaseholders do not support the development. During the leaseholders' consultation period, the developers left most raised questions unaddressed, showing no understanding of the many Darwin Court issues. Below, I address my concerns in more detail.</p>

- Primrose Hill Conservation Area

The development of penthouse flats on top of Darwin Court would fail to preserve the Primrose Hill conservation area. It would violate the duty to protect and enhance the conservation area. Darwin Court is already a high building in the conservation area of Primrose Hill. The original planning application was granted after the current height of Darwin Court was agreed upon. Increasing the height of this building will change the skyline and reduce the views of neighbouring properties, creating a greater imbalance with the other properties in the area. It will also open a precedent for buildings in Primrose Hill to add further storeys. The new penthouses will exceed the height of the surrounding trees and, their different coloured brickwork will impose themselves upon the conservation area skyline. The plans show an extra floor with water tanks and heat pumps on the roofs of the penthouse flats, so the development will actually add two floors to the buildings, not one. Raising the height of Darwin Court will also result in the loss of light and privacy for buildings and houses opposite Darwin Court. ¿¿ I understand the height of the building was one of the reasons for previous rejections of similar planning applications. What has changed related to this point?

The development will change the layout/façade of the building. Adding 2020-style penthouses with different colours of brickwork on the top of a well-preserved 1970s building will damage the character of Darwin Court which is a landmark in our conservation area. It will become a blot on Primrose Hill landscape. ¿¿

On the Primrose Hill Conservation Area Statement, published by The London Borough of Camden in 2001, PH18 and PH19 (page 31), it says:
 "Roof extensions and alterations, which change the shape and form of the roof, can have a harmful impact on the Conservation Area and are unlikely to be acceptable where:
 • It would be detrimental to the form and character of the existing building¿ properties..."¿
 This statement is followed by a list of properties that includes Darwin Court.

Cecil Sharp House, a grade 2 listed building, is opposite Darwin Court and will also be negatively impacted by the penthouses development for the reasons listed above.

Despite not offering residential parking permits to the new owners, there will be more pressure on parking due to visitor parking permits and evening and weekend parking.

- Ecology / Environment

Wildlife in danger¿

This development would create a negative impact on wildlife by developing land behind Darwin Court, which is currently a wild area harbouring wildlife, trees and shrubs.

Application No: Consultees Name: Received:

Comment: Response:

The high risk of damaging trees¿

Surrounding mature trees have a great risk of being fatally damaged by the proposed crane lifting and heavy work around the buildings. The destruction of the trees, which is something highly undesirable, would also remove the trees' shielding effect on Darwin Court's high buildings from the conservation area.

Air Pollution and Unnecessary Carbon Emissions¿

The development of more luxury housing in Primrose Hill will contribute to air pollution and unnecessary carbon emissions creating a high cost for the environment. These all go against the council's Clean Air for Camden vision.¿¿

Global warming is getting worse every day. We shouldn't be doing unnecessary development for owner/developer profits. This development offers no benefit to our community. We expect Camden to be concerned about it and play its role in supporting the environment.

- Serious risks of damaging the existing buildings

The proposal puts at risk several aspects of the building.

Potential risk of disproportionate collapse

Material issues identified by one of our leaseholders, Harpreet Sandhu, a fully qualified architect, show that the proposal is of poor quality and lacks essential planning documents including daylight/sunlight/overshadowing, overbearing qualities, overlooking issues and most critically mechanical, electrical and plumbing engineering and structural safety and viability. The lack of a detailed structural survey poses a risk of partial or total structural collapse of the building blocks (please refer to his objection on 01/04/2014).

Additional weight will be added, a hole will be cut in the concrete to allow the lift/stairs to be extended and the fragile water system will be under more pressure.

Asbestos

Darwin Court has widespread asbestos, both white and blue, which is extremely dangerous and life-threatening if disturbed. The developer has not provided clarity on how that issue is going to be addressed to ensure the safety of the residents who are expected to continue to reside in Darwin Court through the construction period.

- Developer's track record, technical and financial viability of the project

The developer's track record is very questionable. For example, it involves a project run by a linked company, First Penthouse, which was left unfinished due to a lack of funds and passed to another developer. The project took several years to complete and created many problems for the building (Albert Court).

The developers have not surveyed Darwin Court buildings to guarantee the technical and financial viability of this project. The plan has not adequately investigated whether the structure or foundation is sound enough to take another storey and this could potentially be very damaging to the building. Also, the developers seemed to have underestimated the build cost. Darwin Court leaseholders do not want to end up with unfinished flats on our roofs, or even worse, a building that cannot function well anymore due to work that the building cannot cope with. If the developer were to abandon the project before completion, it is not clear what would happen to

Application No: **Consultees Name:** **Received:**

Comment: **Response:**

Darwin Court. The residents could sue the freeholder, but would the freeholder fund the remedial works? For this reason, the developer must provide a substantial completion bond from a creditworthy third party that will ensure funds for any possible remedial works.

- False community engagement

As for community engagement, the developer did not address most of the leaseholders' questions raised during their face-to-face showcase in the summer of 2023. Then, they never met us again, instead an online consultation event was organised months later, on 6th March 2024, where the developer chose the questions they would like to answer, and no one had the chance to raise their hands and ask anything. It was a shameful piloted event. This development does not have the leaseholders' support.

This application does not benefit the area, its community or Darwin Court's 100+ residents, on the opposite. It poses serious risks to the building, it harms the conservation area, the environment and wildlife in the back of the building, and ultimately it unnecessarily contributes to CO2 emissions. Primrose Hill does not need more luxury homes.

Please reject this application.
