

## Mohammed Ahmed

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**From:** Pam White  
**Sent:** 25 April 2024 15:49  
**To:** Planning; Daren Zuk  
**Subject:** Objection to 2024/1039/P Darwin Court Gloucester Avenue London NW1 7BG

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I wish to object to the above planning application for the following reasons:

1. The proposed penthouses are inappropriate and harmful to the setting of the existing buildings and to nearby listed buildings in the Conservation Area. They will harm the iconic classic 1970s architecture of the existing buildings by being of a modern design and aesthetic.
2. Darwin Court is noted as a 'negative building' in the Conservation Area Statement. To add more storeys to this building will make it even more negative and cause more harm to the Conservation Area. The Inspector's Report of 1996 describes the existing blocks as 'dominant and overbearing', noting that domestic architecture in the area is of a 'modest scale'. This proposal will increase the height and bulk of the buildings, making that description even more relevant.
3. In the Conservation Area Statement PH19 states that Darwin Court is a building where 'roof extensions and alterations are unlikely to be acceptable'. This should be upheld and this application refused.
4. The Inspectors Report of 1996 should be upheld here and declared still valid. It identified the addition of an additional storey as 'seriously harmful' to the heritage assets. It said that additions to the height and bulk of the building would 'be seriously harmful to the street scene'.
5. The application states that 'Mechanical ventilation with heat recovery has been proposed to serve all office spaces.' But the application is stated to be for residential use: what office space is proposed and what are its impacts on the viability of the application?
6. The proposed penthouses plans do not show enough of the technical detail required to build them. There is no evidence of a full, complete and comprehensive MEP, Mechanical, Electrical & Plumbing infrastructure survey, no evidence of a survey of the basic fundamental issues of structural and MEP infrastructure resilience, no evidence of a comprehensive, detailed structural survey or analysis, no evidence of a survey of the foundations of Darwin Court to show that adding several heavy structures to the roofs will not endanger the existing buildings, no evidence of the proposals for HS2 tunnels to be built beneath Darwin Court and how the additional load will be possible in view of these tunnels.
7. The proposed penthouses will inevitably cause overlooking of neighbouring properties. They will cause light pollution from all the windows along the front Gloucester Avenue elevation, and from the side windows of each penthouse, acting like dominant floodlights on the skyline. Daylight/sunlight and overshadowing could be a material issue and there is no sign of a solar access study.
8. The proposed light coloured bricks are at odds with the dark brick of the existing structure, and as such are inappropriate within the Conservation Area.

9. The proposal is for one additional storey on the existing blocks, but it does not mention that it will also add clutter to the additional new storey in the form of heat pumps and water storage tanks, forming another additional partial storey to the existing blocks.

10. The proposed landscape improvements are negligible window dressing and some are indeed unwelcome, such as the addition of railings on top of the low boundary walls which form part of the classic 19070s design of the blocks and their surrounding land. The proposed landscaping of the land to the rear of the blocks would endanger wildlife in what is now a small but significant wildlife corridor, and a welcome one in this urban setting.

11. The Camden Council pre-application consultation report states that the application meets the need for housing in the area. It is highly doubtful that 8 luxury flats would really contribute to reducing the housing crisis in the borough.

12. The proposed penthouses do not preserve or enhance the Conservation Area.

For the above reasons I urge you to refuse this application.

Pam White