

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/1039/P	Bruce Hunter	25/04/2024 17:39:38	OBJNOT	<p>As a resident of Darwin Court since 2005, I wish to object to the above application. I share many of the concerns expressed by my neighbours - notably the lack of a structural survey and uncertain financial viability.</p> <p>In addition I wish to highlight the ongoing problems with the original pipework in Darwin Court. With no thorough survey of the plumbing infrastructure across the five blocks, I have grave concerns about the impact of eight additional flats. The addition of any new services could lead to a disastrous failure of the existing systems.</p> <p>Regards Bruce Hunter</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/1039/P	Lauren Millspaugh	25/04/2024 09:30:08	OBJ	

Dear Sirs/Madams,

I am writing to express my strong opposition to the proposed development of penthouses at Darwin Court on the following grounds:

1. Contradiction with Principles of the Primrose Hill Conservation Area: The proposed extension contradicts the principles of the Primrose Hill Conservation Area, particularly impacting Cecil Sharp House.
2. Disruption of Appearance: The proposed penthouses would disrupt the existing building's aesthetic, diverging significantly from the area's architectural integrity.
3. Precedent for Future Development: The proposal sets a precedent for future development and may strain local services, such as doctors and schools.
4. Height of the Development: The plans show an increase in height, which deviates from the current landscape of the area.
5. Overlooking and Loss of Views: The proposed terraces may overlook neighboring properties, impacting views and light received by residents.
6. Environmental Concerns: The proposed landscaping would disrupt wildlife habitats, and the loss of green space along railway tracks is concerning.
7. Traffic Disruption: Construction will lead to traffic disruption and congestion, affecting access to Gloucester Avenue.
8. Strain on Existing Residents: Construction operations will impose strain on existing residents, particularly the elderly and families with young children.
9. Lack of Affordable Housing: The proposal focuses on luxury penthouses without provisions for affordable housing.
10. Lack of Transparency: There has been a lack of meaningful consultation and transparency regarding the proposal.
11. Financial Viability Concerns: The lack of quality designs raises concerns about the financial viability of the plans.
12. Risk of Damage to Buildings: Without a structural assessment, there is a risk of disproportionate collapse and water penetration into existing buildings.

In light of these concerns, I urge you to reconsider this proposal and prioritize the best interests of residents and the integrity of the Primrose Hill Conservation Area.

Thank you.

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/1039/P	Will Hodgkinson	25/04/2024 16:30:40	COMMNT	<p>The proposed development will be taking place opposite Cecil Sharp House, home of the English Folk Dance and Song Society and one of Britain's most important cultural heritages and live music venues. The proposal to add five new residential properties to Darwin Court, which will by their commercial value be sold to individuals of a very high net worth, is highly likely to impact on Cecil Sharp House, which generates a level of noise tolerated by residents in the neighbourhood but which is unlikely to be understood by high net worth individual moving opposite, who may then use their considerable financial clout to take legal efforts in closing this august institution down. Such places at Cecil Sharp House are of intrinsic value to Britain's cultural life as a whole and need to be protected. As chief rock and pop critic of The Times, I am full aware of the importance of preserving Britain's folkloric heritage and Cecil Sharp House's part in that.</p> <p>On top of this Darwin Court is a building of increasing architectural interest: a prime example of 1970s modernist housing that should be preserved in its entirety. The addition of single storey roof extensions will compromise the aesthetic value and historic importance of the building.</p>
2024/1039/P	Chris McLaverty	25/04/2024 14:37:25	OBJ	<p>I would like to object to the Darwin Court proposal on the following grounds</p> <ul style="list-style-type: none"> - Failure to preserve and enhance the conservation area - Noise and pollution from the building works - Visual impact on the Primrose Hill Conservation Area - Impact on the setting and surroundings of Cecil Sharp House, a listed building - Potential harm to the mature trees surrounding Darwin Court - Loss of existing views from neighbouring properties - Light pollution
2024/1039/P	Caroline Caplan	25/04/2024 21:46:05	OBJ	<p>8 luxury penthouses will provide no affordable housing will not truly help the housing crisis. Damage or loss of roadside trees would harm local wildlife.</p> <p>If granted, the flats will loom over Cecil Sharp House a listed building, spoiling views from its garden and irrevocably altering its setting. It is likely that the new arrangements could lead to having an unfavourable impact on programming at Cecil Sharp House which may jeopardise their charitable work and cultural heritage contribution .</p> <p>Darwin Court is the kind of everyday mid-century building that improves the streetscape. It's modest, but that shouldn't mean it's insignificant. And it's blocks such as this that are most at risk from unsympathetic makeovers and additions - Haverstock Hill, being a nearby example where every flat roof block has been developed.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/1039/P	Deborah Randall-Cutler	25/04/2024 23:02:07	OBJNOT	<p>I am writing as a resident of Darwin Court, where I have lived since 2017. I wish to object to the above proposal for the following reasons.</p> <p>The proposal directly contradicts the principles of the Primrose Hill Conservation Area, which regulates bulk and height.</p> <p>Penthouses will disrupt the area's architectural harmony and set an alarming precedent for other similar developments.</p> <p>Heightened structures will encroach on the privacy of neighbours and spoil existing views, from as far away as Oval Road and Regents Park Terrace.</p> <p>New homes will bring more residents, placing additional strain on local services such as GP surgeries, schools, and parking availability.</p> <p>Wild areas at the back of the blocks, where we have nesting birds and bats, may be harmed by the development of an area that's been left largely undisturbed for many years.</p> <p>The anticipated traffic disruptions and congestion during construction raise significant concerns.</p> <p>A mere eight luxury penthouses fail to address the pressing need for affordable options.</p> <p>Additionally, the lack of a structural survey prompts safety concerns – particularly the fear of disproportionate collapse due to the blocks' cavity wall construction.</p> <p>Given these numerous and significant concerns, I respectfully urge you to refuse planning permission for this development.</p>
2024/1039/P	Michael Higgs	25/04/2024 23:18:11	OBJ	<p>This development appears to only be building luxury penthouses that provide no affordable housing. It will not help the housing crisis and will most likely contribute to foreign investors buying up more London real estate. On top of this it will have a huge impact on Cecil Sharp House, a place of important cultural significance. All this simply to line the pockets of greedy developers.</p>
2024/1039/P	Stephanie Jones	25/04/2024 19:13:49	OBJ	<p>I strongly object to the plans to put penthouses on top of a modest 70s apartment block.</p> <p>My office is on Oval Road, so I'm very familiar with Darwin Court and its setting opposite the Stirling block and listed Goldfinger block on Regents Park Road. I'm a fan of mid-century buildings and follow others who are and have seen these buildings mentioned in mid-century walking guides so I am sure those interested in architecture from that period appreciate these blocks as they stand. It would be a shame to alter Darwin Court now that it's had time to be considered more relevant to the city's architectural history.</p> <p>I understand there is a need for more housing, but I cannot believe the addition of luxury flats will do anything to assist those who require it. In fact, a penthouse development such as this is more likely to increase property prices, putting home ownership even further out of reach for too many families.</p>
2024/1039/P	Pam White	25/04/2024 15:49:33	COMMNT	<p>My objection has been sent by email to the planning department and to Daren Zuk, the planning officer for this application.</p>