
From: Isioma Obuaya [REDACTED]
Sent: 28 April 2024 22:28
To: Planning
Subject: Re: 2024/1039/P

Good evening,

I would like to formally log my objection to this development.

My reasons are as follows:

1. Conservation Area

The development is against the principles of the Primrose Hill Conservation Area. The Darwin Court construction in the 1960s led to the loss of Victorian villas, a decision that would likely be prohibited today. Extending the building contradicts the area's principles, especially impacting Cecil Sharp House's unique setting.

2. Structural integrity

Lack of comprehensive structural survey raises concerns about the safety of adding residential units to the existing buildings, particularly regarding the risk of disproportionate collapse.

3. Water ingress issues

Existing rooftop leaks may worsen with additional structures, potentially causing further water ingress and structural damage.

4. Mechanical, electrical and plumbing infrastructure

Absence of a detailed MEP infrastructure survey poses risks of overburdening existing systems, potentially leading to catastrophic failure.

5. Height, bulk and overlooking

Proposed terraces and construction details raise concerns about privacy and the visual impact on neighbouring properties.

6. Fabrication and construction details

Lack of clarity on fabrication methods, materials, and construction processes raises doubts about the project's feasibility and safety.

7. Overall viability

Proposal lacks consideration of basic principles and safety standards, suggesting a rushed attempt to capitalise on planning laws without proper regard for residents' safety and interests.

8. Precedent for future building and further strain on local services

Increased residents could strain essential services such as doctors and schools.

9. Environment and wildlife concerns

Proposed landscaping disrupts wildlife habitats.
Damage or loss of roadside trees would harm local wildlife.

10. Financial viability and risk of mis-costing

Lack of quality designs and assessments raises concerns about the financial viability of the plans. It opens the possibility for the developers to have underestimated the build cost, and the absence of specific information on fabrication increases the risk of mis-costing. This could potentially leave existing Darwin Court residents with a partially finished build, highlighting the need for more detailed financial analysis and transparency in the construction process.

I would be most grateful if you would confirm receipt of this objection.

Kind regards,

Dr Isioma Obuaya
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