
From: Susanne Kaiser [REDACTED]
Sent: 29 April 2024 05:55
To: Planning
Subject: Objections to planning for Darwin court

To whom it may concern

I object strongly to the above planning application. As a resident who lives diagonally across the road from the Darwin Court buildings I cannot support the proposed development for the following reasons -

1. The building of 8 luxury flats above the current Darwin Court buildings contradicts the principles of the Primrose Hill Conservation Area, particularly impacting Cecil Sharp House. Adding another layer to the Darwin Court buildings will dwarf this heritage property and its gardens and will devalue the attempts of keeping Primrose Hill protected in the future.
2. The proposed penthouses would disrupt the existing aesthetic along Gloucester Avenue and change the area's architectural integrity. It is a modern extension in an area which prides itself on maintaining period and character buildings.
3. This proposal sets a precedent for future development and many other flat roofed buildings in the neighbourhood may consider an extra storey or two being constructed so the nature of Primrose Hill could fundamentally change.
4. The plans show an increase in height, which deviates from the current landscape of the area which is made up of low rise buildings.
5. The proposed single storey roof extension will overlook neighbouring properties especially on our end Gloucester Avenue from 9 to 23, impacting on our privacy, views and light. The windows of the extension face out onto Gloucester Avenue and will cause further light pollution.
6. I am concerned that the proposal would effect the lovely trees in front of Darwin Court which provide essential shade in the summer months. The front gardens and lawns of Darwin Court are a valuable green space which is much appreciated by local residents. During the increasingly hot summers due to climate change the Darwin Court trees offer shade and respite from the heat. This would also have an impact on the local wildlife - with numerous trees already being sacrificed during HS2 preparations.
7. Construction will lead to traffic disruption and congestion, affecting access to Gloucester Avenue. My section of Gloucester Avenue has already been affected severely by other construction work over the past 4 years including ongoing HS2 works, 3 x months of traffic mayhem replacing the railway bridge over the canal in December 2022, 9 x months of disruption during the Thames Water sewer work in 2023 and most recently the ongoing Network Rail bridge wall work at the intersection with Oval Road.
8. It is hard to believe that a development of this nature that will affect so many people is for just 8 x luxury penthouse flats. There is no provision made for affordable housing for young couples, key workers and families. I cannot condone this much disruption for no obvious benefits to our local community. There is no need for any more luxury properties in Primrose Hill considering the huge developments just around the corner already happening.

9. I have read through the planning proposal in detail, studied the associated website and the development reads as a marketing campaign with very little substance underpinning the construction and what will be put in place to mitigate a lot of disruption for the neighbours. It seems that the freeholder will be the sole financial beneficiary of this project. As an immediate neighbour I cannot support a project that generates no meaningful benefit to our community except disruption, disturbance and long term destruction of our Primrose Hill conservation area,

I hope my objections to this unnecessary and unwanted proposal will be taken seriously by Camden Council's planning committee.

Kind regards
Susanne Kaiser

Comments made by Susanne Kaiser of Flat 5, 9 Gloucester Avenue, NW1 7AU

