

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/4134/P	Dr John Dick	13/10/2024 14:34:25	OBJ	<p>Dear Sir/Madam,</p> <p>I object to the proposal above to put a penthouse level on Hylda court and to build 3 new townhouses at the back for the following reason;</p> <ol style="list-style-type: none">1. The design of the penthouse floor would raise the building well above the tallest building in this conservation area and appears to destroy the existing art deco style.2. The extension upwards to 19metres and 6 storeys would reduce our light and more importantly significantly reduce our privacy as it includes balconies overlooking the back of our house and garden where my children play. The 3 new townhouses at the back would reduce privacy at the rear of the entire block.3. My wife is disabled and has a blue-badge and needs 24/7 access to our driveway which I fear may not be observed during any proposed construction.4. Again there is potential for huge noise disruption during any building process with negative impact for doctors on call/post call as well as the rest of the family and neighbours.5. Noise from the new use of the penthouse flats and balconies and the proposed 3 new townhouses; we live in a very quiet block of land enclosed between St Albans, Croftdown and Highgate roads, with La Sainte Union's school-ground mostly silent after the finish of the school day; people accessing 3 townhouses from the back would constitute additional noise and disturbance for a very quiet area. My wife and I are both full-time NHS doctors and we commonly have to sleep during the daytime and value the precious peace that our neighbourhood offers.6. Any increase during construction and after of traffic will increase the risk of harm to residents and particularly children. In terms of parking, this proposal is to get rid of garages/parking spaces and therefore increase the parking burden on an already crowded street. <p>In summary, I object wholly to this proposal. I imagine the developers have one eye on profit that they hope to extract while not caring about a community that they don't live in and are not a part of. I urge Camden to</p>

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2024/4134/P	Tara Gan	14/10/2024 14:33:37	OBJ	<p>Statement</p> <p>This development proposal raises many areas of concern. Several flawed factors include material planning considerations, adverse effects on the local area and neighbour amenity, effects on a conservation area, effects on existing trees and insufficient Construction Management planning causing multiple impacts from the construction phase. These constitute unacceptable harm to the amenity of the community, occupiers and neighbours. This application should be rejected.</p> <p>Material Planning Considerations</p> <p>The density and height of the proposed dwellings on the small parcel of land that the rear garages currently occupy will be in very close proximity, with only 6 metres between Hylda Court and the edge of the proposed build. There will be very little space between these houses and the site boundaries, leaving very small separation distances. This would result in a cramped appearance with poor visual appeal and cause overbearing impact on current residents of the lower floors of Hylda Court and the neighbouring property at 7 St. Alban's Road. Loss of privacy, neighbour amenity, overlooking, overshadowing and reduction of daylight levels are strong areas of concern and contravene Policy A1 of the Camden Local Plan. The effect on the quality of life for Hylda Court residents must be considered. First floor windows on the townhouses will afford direct views into Hylda Court homes and residents will have the constant sensation of being intrusively overlooked. Proposed vegetation screening and obscure glazing are not adequate solutions. Outdoor artificial lighting levels required for the safety of those living in proposed townhouses would introduce a new and intrusive disturbance to residents of Hylda Court.</p> <p>The proposed addition of a penthouse floor, despite its recessed design, would make the street facing view of Hylda Court overbearing to neighbours by being too dominant in the general view and landscape of St. Alban's Road. Consideration has not been given to the proportions and character of the original Art Deco/Modernist architecture. This is not in accordance with Camden Local Plan Policy D2 Heritage (e) or D1 Design Tall Buildings (p-q).</p> <p>Detrimental Impact on Environment and Conservation Area</p> <p>Mature trees at the proposed building site are at risk of irreversible damage. The erection of townhouses will obstruct current views of greenery from St. Alban's Road by a third. This is a considerable reduction. (DAS Design Development 11.2). The Dartmouth Park Conservation Area Appraisal and Management Statement states: 'The semi-rural quality of this area on the fringes of the Heath, with the leafy feel of its tree canopy is an important aspect' (Character and Appearance 4.3). 'The Conservation area, however, is made green by visible back and front gardens that provide long views from intersecting roads and between groups of houses, and small public and private open spaces, and attractive mature trees line many roads. The predominance of boundary hedges, trees and shrubs enhance the rural feel of the area'. (Character and Appearance 4.4).</p> <p>Construction Management</p> <p>1. Absence of Community Consultation</p> <p>Minimal attempt at meaningful community consultation: The Planning Statement concerning community involvement describes a neighbourhood consultation process that shows a lack of any concerted effort at</p>

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thorough communication with the local community. A Microsoft Teams meeting with two members of the Planning Subcommittee of the Dartmouth Park Neighbourhood Forum is inadequate.

2. Inadequate Assessments and Surveys

In a letter dated 10/10/2023, Camden Council's Development Management department requests further Supporting Information in their conclusion on Pre-Application Medium Development Advice. They request an Acoustic Report (incorporated Noise, Vibration & Ventilation Assessment and Noise Impact Assessment for any plant equipment required). In the applicant's Construction/Demolition Management Plan dated 18/06/2024 it states: 'If requested a noise survey will be undertaken prior to the commencement of any works and a copy will be provided to the council'. There is no evidence of this or any other reports regarding vibration and ventilation in the Camden Council Related Documents. To wait until works are about to commence is unacceptable.

As residents can attest, the architectural elements of Hylda Court produce a unique sound amplifying effect that results in even the most minor sounds reverberating throughout the building. Please refer to the oval open-air courtyard in application drawings. The proposed increase in habitation levels would contribute to increased acoustic sound disturbance. This would contravene Camden Local Plan Policy A4. Regarding the Noise and Vibration Mitigation Measures there is no survey detailing current levels prior to any works. Additionally, the proposed sound dampening measures are inadequate. The quoted working noise level from tools and machinery of 75 Decibels is a gross underestimation.

3. Landlord's Right to Develop v Tenant's Right to Quiet Enjoyment

Whilst not a planning consideration as such; the extreme level and duration of nuisance caused by proposed construction traffic does warrant deliberation, as it will have a profound impact on the Hylda Court community. There is an implied obligation when a landlord grants a lease of property that the landlord will not interfere with the tenant's use and enjoyment of the property. This is known as the tenant's right to 'Quiet Enjoyment'. There has been a short period of 6 years since the occupants endured protracted major works with severe impact to quality of life.

The proposed extension of the lift shaft will render the building inaccessible for some time to persons with disabilities.

4. Disruption to Public Transport

The proposed ingress and egress point for delivery trucks sits directly in the path of the C11 bus route which runs every 10-18 minutes. No consideration has been made for compromised public safety aspects caused by road blocking.

5. Fire exit access

The proposed site for an unloading bay would render the side passage adjacent to Hylda Court unusable due to blocking by delivery vehicles. This would impede the path of occupants needing to exit from the side gate.

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2024/4134/P	anna kusner	14/10/2024 21:28:28	OBJ	

I am writing to object to this proposal

I actually reside in the caretakers flat (as they call it) I have been living in this flat for 11 years , so I feel it is actually a misconception that it is the caretakers flat . Do I not have any rights to just get turfed out of my home after all this time?!

Furthermore, the fact that the landlord has offered Camden Council a substantial amount of money in order not to have to provide social housing , in the current climate is an abomination and I shall be contacting our local MP Tulip Siddiq in order to understand if this is prudent in the current climate . I shall also be contacting local press , as even though I am to understand this is council policy, it is absolutely outrageous that large companies like this, with no real thought for its residents can get away with property building that is both unsuitable for the area and will have a detrimental effect on everyone living in near proximity of the proposed building site.

To follow on I have the following concerns

Building Impact

How can a building application be approved that only allows 6 metres between the windows of the proposed new build and the old building that stands , which houses well over 100 people

The access to the proposed site is very narrow and again goes straight passed many flats of the people that reside in Hylda Court

The impact on the trees surrounding the site will cause devastation as some would need to be removed. Which also leads on to the Urban Greening Factor being well below required targets .

The impact of the building works right next to La Sante Union School , would cause serious disruption to school children during the hours when works would need to be scheduled

The safety of the tenants is also key, d both the impact of noise and dirt, although has been recorded on risk assessments , the impact to the health and wellbeing of all tenants has not been assessed in detail , the fact that tenants will be just 6 metres away from proposed works is very dangerous indeed

Communication

I have had no communication from the landlord on any of the proposed works , even though I have been a tenant for 11 years . This is simply unacceptable.

I for one, and all those I have spoken with have had no engagement with the landlord and have not been consulted on any of the proposed plans

I also have the following major concerns:

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Privacy Issues

The fact that the DAS states that the new proposed buildings will not compromise the privacy of existing residents , is simply an untruth , you will note this by the number of residents that are appealing this proposed building project. This is of the utmost concern .

Environmental Factors

The proximity of the new builds to the old Hylda Court build is way to close and is detrimental to their welfare and live life balance and simply should not be allowed to gain approval.

The loss of light is another major impact to any person residing within direct view of these proposed new builds .

The quality of life for residents that would then be subjected to having a direct view into another owners windows at such a close proximity which is a huge cause of concern

Ethics and Transparency from the Landlord

Finally please ensure that all reports you request are sent prior to any application being assessed , I note that the landlord has rebuked your request for an acoustic report until such works were due to commence . These reports are integral to be reviewed prior to any decision being made

Conclusion

In conclusion I strongly suggest that this prosed development is rejected on all the above grounds as well as the fact it does not reflect the interests of our local community, nor the Dartmouth Park Conservation Area and the effect on our local wildlife that reside in the school and utilize the trees will also be adversely affected. Reject this application !

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/4134/P	anna kusner	15/10/2024 09:06:44	OBJ	

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Anna Kusner

Tenant at the Lodge , Hylda Court (The Caretakers lodgings)

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/4134/P	anna kusner	12/10/2024 10:32:58	APP	<p>Hi Guys this is my appeal , ill be sending it soon , if you have any feedback please send .. I am writing to object to this proposal</p> <p>I actually reside in the caretakers flat (as they call it) I have been living in this flat for 11 years , so I feel it is actually a misconception that it is the caretakers flat . Do I not have any rights to just get turfed out of my home after all this time?!</p> <p>I also hire a garage as do others in the block , they are being rented by tenants, so the comment that they are not used is not truthful. There was a long waitlist for garages but the landlord has chosen to not let some garages as tenants have left in order to be able to imply that the garages are not utilized.</p> <p>Furthermore, the fact that the landlord has offered Camden Council a substantial amount of money in order not to have to provide social housing , in the current climate is an abomination and I shall be contacting our local MP Tulip Siddiq in order to understand if this is prudent in the current climate . I shall also be contacting local press , as even though I am to understand this is council policy, it is absolutely outrageous that large companies like this, with no real thought for its residents can get away with property building that is both unsuitable for the area and will have a detrimental effect on everyone living in near proximity of the proposed building site.</p> <p>To follow on , I have the following concerns</p> <p>Building Impact</p> <p>How can a building application be approved that only allows 6 meters between the windows of the proposed new build and the old building that stands , which houses well over 100 people The access to the proposed site is very narrow and again goes straight passed many flats of the people that reside in Hylda Court The impact on the trees surrounding the site will cause devastation as some would need to be removed. Which also leads on to the Urban Greening Factor being well below required targets The impact of the building works right next to La Sante Union School , would cause serious disruption to school children during the hours when works would need to be scheduled The safety of the tenants is also key and both the impact of noise and dirt although has been recorded on risk assessments , the impact to the health and wellbeing of all tenants has not been assessed in detail , the fact that tenants will be just 6 meters away from proposed works is very dangerous indeed.</p> <p>Communication</p> <p>I have had no communication from the landlord on any of the proposed works , even though I have been a tenant for 11 years . This is simply unacceptable. I for one, and all those I have spoken with have had no engagement with the landlord and have not been consulted on any of the proposed plans I also have the following major concerns:</p> <p>Privacy Issues.</p> <p>The fact that the DAS states that the new proposed buildings will not compromise the privacy of existing residents , is simply an untruth , you will note this by the number of residents that are appealing this proposed</p>

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2024/4134/P	Laura Price	13/10/2024 11:22:13	OBJ	<p>building project. This is of the utmost concern . The proximity of the new builds to the old Hylda Court build is way to close and is detrimental to their welfare and live life balance and simply should not be allowed to gain approval.</p> <p>Tenant Environmental Impacts</p> <p>The loss of light is another major impact to any person residing within direct view of these proposed new builds . The quality of life for residents that would then be subjected to having a direct view into another owners windows at such a close proximity again is a huge cause of concern Application from the landlord is not complete</p> <p>Please ensure that all reports you request are sent prior to any application being assessed , I note that the landlord has rebuked your request for an acoustic report until such works were due to commence . These reports are integral to be reviewed prior to any decision being made</p> <p>In conclusion I strongly suggest that this prosed development is rejected on all the above grounds as well as the fact it does not reflect the interests of our local community, nor the Dartmouth Park Conservation Area and the effect on our local wildlife that reside in the school and utilize the trees will also be adversely affected. Reject this application !</p> <hr/> <p>Dear Camden</p> <p>As a close neighbour to Hylda Court we have major objections to these plans. Hylda Court is already too high and an eyesore on the road. We have over the years had no interaction with the owners of the block. We have little neighbourly communication in the past with any of the residents, which is the opposite experience of others in the road. This application has come as a shock. We have a house whose heritage is historic, and are already overshadowed by Hylda Court, we are already overlooked. My major concerns are follows:</p> <ol style="list-style-type: none"> 1. Loss of light - Hylda court blocks the sun as it blocks our West facing aspect - we already lose light after 4pm due to the height of the block. Any further elevation would be a huge impact on our sunlight. 2. Massive impact on noise and building during a potential build, many young children live here, and of course the road is a bus route. 3. This is a conservation area and not in keeping with having luxury dwellings on top of a block that is already out of keeping with the Victorian atmosphere and charming development of Swains Lane with low level dwellings elsewhere. 3. Overlooking and Privacy concerns. Privacy and being overlooked by dwellings that would face our bedrooms and bathrooms at the back of our house. We have a special spot where the back rooms are not overlooked currently. This would change with 3 townhouses which would then overlook us and our neighbours. And we moved in to our home without lights or dwellings visible from the back of our house.

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2024/4134/P	Mitchell Johnstone	11/10/2024 10:30:13	OBJNOT	<p data-bbox="878 130 1760 150">Objection to Planning Application for Development at 12 Hylda Court (2024/4134/P)</p> <p data-bbox="878 194 2024 277">I am writing, as a resident of Hylda court for the past 7 years, to formally object to the proposed development of additional residential dwellings at this property. I have several concerns regarding this application, which I believe jeopardize the quality of life in our community.</p> <p data-bbox="878 319 2024 459">Overcrowding: Hylda court is the only privately owned apartment complex in the area. The Dartmouth Park conservation area by nature is a low population density neighbourhood and has facilities that reflect this. The proposed development will significantly increase the number of residents in an already uncharacteristically populous residential complex. This change is likely to exacerbate issues related to overcrowding, which will have negative impacts on local services, amenities and existing residents.</p> <p data-bbox="878 501 1998 612">Reduced Privacy: The design and scale of the proposed development will lead to encroachments on the privacy of surrounding properties and existing tenants. Increased foot traffic and visibility from windows, balconies, or outdoor spaces will detract from the enjoyment of my home and its surroundings. This will be ESPECIALLY evident at the rear of the property where there just is not space for multi story townhouses.</p> <p data-bbox="878 654 2007 798">Street Parking Overcrowding: Hylda Court currently experiences challenges with street parking, particularly during peak hours. Introducing more residents to the area will undoubtedly worsen this situation, leading to increased competition for already limited parking spaces and potential traffic congestion. If this development goes ahead, I would petition for any new apartments to be excluded from obtaining resident parking permits.</p> <p data-bbox="878 839 2042 979">Alterations to Building Aesthetic: The planned alterations to the building's aesthetic do not align with the character of the neighbourhood. Hylda Court is a unique and architecturally significant building, being the only Art Deco structure of its type in the Dartmouth Park conservation area. Maintaining a cohesive, and historically sympathetic, architectural style is vital for the community's identity, and this development may detract from our area's overall character.</p> <p data-bbox="878 1021 2033 1165">Tenant displacement: The planning application states the removal of garages and a caretakers cottage. This is mis-information. The dwelling at the back is, and has been for more than a decade, the home of Anna Hawes. This proposed development will see the loss of her home and way of life. She is an engaged member of the community running numerous volunteer programmes. I have no doubt that displacing Anna from the Hylda Court complex would negatively effect the local community and those she supports.</p> <p data-bbox="878 1206 2042 1289">In summary, I urge the planning committee to reconsider this application in light of these concerns. The development at 12 Hylda Court poses risks to the significant number of existing residents and the community's well-being. I hope these points will be taken into serious consideration.</p> <p data-bbox="878 1331 1326 1347">Thank you for your attention to this matter.</p>