

Application No:	Consultees Name:	Received:	Comment:	Response:
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2024/4134/P	Richard Begent	21/10/2024 22:48:14	OBJ	
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I object to the development of three roof-top flats on Hylda Court, St Albans Road because the application does not appear consistent with the policies of the Dartmouth Park Neighbourhood Plan (DPNP) (www.dpnf.org.uk) and follow the link to the neighbourhood plan).

The DPNP

Legislation in the Localism Act (2011) gives the right for neighbourhood plans to be agreed by local communities in partnership with their Local Authority when supported by a positive referendum (88% of votes were in favour in Dartmouth Park).

The DPNP recognises the Dartmouth Park Conservation Area Appraisal (2009) and builds on it to provide criteria for use in determining planning applications. This introduces an element of local democracy into the planning process. The DPNP was adopted by Camden Council in March 2020 and I consider that the community has a right to expect it to be used in dealing with the current application.

However, the DPNP is not mentioned in the planning application posted on the Camden Planning Portal nor in the Heritage Statement which only refers to the Dartmouth Park Conservation Area Appraisal.

Compliance with DPNP policy

This is important because compliance with DPNP policies is required but has not been met.

The relevant policies and their justifications are dealt with in Chapter 3 pp 19 - 28 of the DPNP:

Policy DC1: Enhancing the sense of place

Policy DC2: Heritage Assets

Policy DC3: Requirement for good design

Each policy, and its justification in the DPNP are summarised below along with my comments in a separate paragraph.

Policy DC1 Enhancing the sense of place

Ensuring that multi-unit developments (such as Hylda Court) in areas predominantly characterised by traditional terraced, semi-detached and detached housing will have scale and massing which respects that of surrounding buildings.

Justification for Policy DC1: The policies in DC1 seek to maintain and enhance elements of the underlying design of our urban landscape, which as noted above are part of the intrinsic feel of Dartmouth Park.

Comment: Hylda Court in its present form is a good example of 1930s Art Deco style, is already the most imposing building in St Albans Road. It has five storeys compared with up to four for the other buildings. Although numerical data are not given in the application, the proposal to rise to six storeys will substantially increase the scale and the massing (3-dimensional structure). Proportionally the proposal will make an excessive contrast with its closest neighbour, No. 7 St Albans Road and a substantial one with the grade 2-listed houses at Nos 9 and 11. This does not respect the scale and massing of the surrounding buildings required in the DPNP.

In the application it is implied that the presence of street and garden trees will substantially hide Hylda Court but these offer only partial cover and are all deciduous leaving the building exposed for half the year. Partial tree cover should not be considered an excuse for poor building design.

Policy DC2: Heritage assets

Preserve or enhance the Dartmouth Park Conservation Area, historic buildings and buildings of architectural

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merit and their settings, by:

in the case of Listed Buildings, only permitting development where the design of the development is demonstrated to be of a high standard led by the character, appearance and scale of the Listed Buildings themselves;

in the case of development affecting any of the buildings (or the setting of any such buildings) that make a positive contribution to the character or appearance of the conservation area, as identified in the Conservation Area Appraisal (Appraisal Appendix 2), only permitting development that is designed to a high standard, or preserves or enhances the character or appearance of the conservation area and makes a positive contribution to local distinctiveness.

Justification for Policy DC2: Policy DC2 recognises the special status of the Dartmouth Park Conservation Area and of legally protected (listed) buildings and their settings. National legislation, Camden's Local Plan Policy D2 (Heritage) and the Conservation Area Appraisal all recognise the importance of preserving and enhancing these special buildings and their settings.

Much of the Neighbourhood Area falls within the Dartmouth Park Conservation Area. The special interest of the area, and strategies for managing change, are set out in the Conservation Area Appraisal. However, despite its conservation area status, Dartmouth Park is at risk of insensitive development that would undermine the integrity and coherence of the conservation area, its buildings and their settings. In line with the strategies in the Conservation Area Appraisal, Policy DC2(a) seeks to ensure the preservation or enhancement of the Conservation Area. Policy DC2(b) applies at the level of individual buildings, whether or not they are located within the Conservation Area. A number of Listed Buildings make an exceptional contribution to the character of the area. Given the important contribution these and other Listed Buildings in the Area make to its character, any development affecting a Listed Building or its setting should be of the highest design standard. While this does not preclude innovative design, it does require that development be driven by the character, appearance and scale of the Listed Buildings themselves, so as to preserve the integral relationship between the buildings and their context.

Comment The increased scale and massing of Hylda Court will be out of proportion to the Grade2 listed houses close by at Nos. 9 and 11 and similarly the houses deemed of positive value (Appendix 2B) at No 7 on the same side of the street and at Nos 2 to 12 opposite.

The required effect of policy DC2 of enhancing or preserving the listed buildings and a cohesiveness, a wholeness, that encompasses and celebrates the architectural diversity will be diminished where only an increase or preservation is deemed acceptable in the DPNP.

Policy DC3 Requirement for good design

Require that all developments demonstrate good quality design, responding to and integrating with local surroundings and landscape context. In Dartmouth Park good design means:

achieving high quality design that respects the scale, mass, density and character of existing and surrounding buildings and preserves the open and green character of the area; where multi-storey developments are permitted in accordance with the other policies in this Plan, avoiding juxtaposition of buildings of significantly different scale and massing and incorporating a gradual transition from the scale of the surrounding built context where appropriate;

ensuring that any extensions or modifications to existing buildings are subordinate to the existing development and in keeping with its setting, including the relationship to any adjoining properties;

Justification for policy D3: seek to support appropriate and useful development whilst ensuring that new development is well integrated into the existing pattern of development. This is largely a question of form, mass, density and scale, rather than style. The appropriate scale will clearly vary from street to street: for example, a building that would be completely out of place in the Brookfield Estate (gentle streets of interwar

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				<p>cottages) could be a welcome addition in York Rise Neighbourhood Centre (narrow but 4-5 storey shopping street). The integration of new development in a manner that does not disrupt the cohesiveness of the Area also requires respect for the existing grain and orientation of development and for the established plot widths, set-backs and hard and soft landscaping of the existing streetscape.</p> <p>Comment The objections concerning massing and scale for DC 1 are reinforced by the issues in DC3. It is a common theme of these three policies that developments must enhance, conserve, maintain and respect the features they relate to. The quality of the area is such that any acceptance of lower standards or trade-offs could easily lead to loss or impairment of the special features of Dartmouth Park.</p> <p>Conclusion The roof-top flats proposal is not consistent with the policies of the DPNP and should be rejected.</p>
2024/4134/P	Nicola Begent	21/10/2024 21:15:45	OBJ	<p>I object to the proposed development of Hylda Court.</p> <p>The addition of an extra storey on this attractive art deco building would increase the massing of what is already the highest building in the street. It would be detrimental to this part of the Dartmouth Park Conservation Area which includes several houses of architectural importance.</p> <p>The extra storey would overshadow adjacent properties, both to the east and north of the block, reducing light levels and privacy in nearby rooms and gardens.</p>
2024/4134/P	Steve Bruce	21/10/2024 20:21:26	OBJ	<p>I would like to add my strong objection to the New Residential Development at Hylda Court. I have been living in this building (Flat 8) with my wife and two children as tenants for more than one year. We were initially attracted to Hylda Court by its art deco design and open top atrium. We were also fascinated to learn about its fine architectural history and storied past. To find out suddenly and without any proper notice about the proposed demolition and roof extension plans was a shock - not just to my family but to all the residents of Hylda Court (of whom I believe there are around 100). These plans will drastically and detrimentally alter the current aesthetics of the building and its surrounds. These aesthetics need protecting not modifying. Much more will be lost on these grounds than can ever be gained from the proposed development.</p> <p>With regards to the demolition of the garage block and of the flat at the end of it (I will not refer to it as the 'caretaker's flat') where the same tenant has lived happily for 13 years there arise issues of overlooking, overshadowing, compromised privacy and disruption to nature and wildlife.</p> <p>We are living within the Dartmouth Park Conservation Area and the footprint left by the proposed works will be very disruptive to the existing ecological balance.</p> <p>This is delicate and I would like to know if the developers have submitted any projected impact measurements.</p> <p>The new proposal states that there will be a 6 metre gap between the new builds and the main building. This will lead to compromised privacy and also severely compromised levels of daylight getting into the main building caused by overshadowing.</p> <p>I sincerely hope that this planning application is rejected.</p>
2024/4134/P	Amelia Holt	21/10/2024 14:36:17	SUPPRT	<p>I would like to support this application. It is very important that we build more homes so people who wish to build their lives in the area are able to.</p>