

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/4134/P	Michael Wright	24/10/2024 16:54:42	OBJ	<p>I object strongly to this application which proposes to demolish the existing garage block and caretakers flat to allow for the erection of three dwellings, and construct a rooftop extension to provide three penthouse dwellings.</p> <p>Hylde Court is a fine example of 1930s architecture and makes a valuable contribution to the local Conservation Area. As indicated in the applicant's heritage statement, the building is concrete framed, making it a very rare and early example of that particular construction method, and the quality of its architecture makes a distinctive and positive contribution to the street scene. Hylde Court is the work of the significant British Modernist architect, Clifford Culpin, who later went on to design several major civic buildings, including the modernist Greenwich Town Hall (1939). Notable features of Hylde Court include the cantilevered concrete balconies, especially the looping curvilinear ones of the inner courtyard, which introduce a rare expressionist element to the composition, and those of the façade which serve to break up the massing of the structure with a strong horizontal element. Also present are many of the original Crittall style windows and the original streamline portico entrance. The proposed rooftop extension would damage the visual integrity of the building and diminish its valuable contribution to the architectural heritage of the borough.</p> <p>The proposed penthouse extension will add significantly to the massing of the building and have a negative effect on the street scene and the local Conservation Area. The building is already a tall one, and to add a further storey, despite the proposal to set it back from the existing parapet, will negatively impact the visual appearance of the building and thus the CA. Further, the newly created private balconies which would run the perimeter of the proposed penthouse would introduce visual clutter, a known problem with rooftop extensions, as items such as chairs, tables, sunshades, parasols and bicycles etc significantly diminish the immediate setting and the CA.</p> <p>In conclusion, this proposal risks significant damage to a building of note and to the local Conservation Area, risks which outweigh the limited number of new dwellings it would provide. I therefore strongly urge the council to reject the application.</p>

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2024/4134/P	Dr E Hayward and Ms I Audsley	24/10/2024 16:42:48	OBJ	<p>We are long-term residents of Hylda Court and are appalled by the proposed development plan. We object for the following reasons:</p> <ol style="list-style-type: none"> 1. Based on the information that has been shared, it seems unlikely that the building could structurally support an additional storey for three residential penthouses. Work would require major structural intervention to the stairs and lift core rendering the lift out of service, therefore not in compliance with DDA. There are signs of structural cracks throughout the building; the added load will surely exacerbate this. 2. We have serious concerns about health and safety. A statement has not been provided for the penthouses on the additional floor. Escape distances do not appear to have been checked as there is only one means of escape. It does not meet fire regulations. Moreover, the existing fire escape will be compromised during works if the passageway is being used for works' vehicles. The safety of residents would be compromised as both residents and construction workers will be using the same means of access and escape. In addition, the passageway is very narrow (as wide as a single car). The proposed development does not offer a convincing plan for how works will be carried out safely given that there is very little room for vehicles to pass through. Residents who park their cars at the front of the building will also be at risk of having their cars damaged by work vehicles. Residents lock their bikes in the shed at the back of the building. Access to this is unsafe if it means walking through a construction site. 3. Communication about the proposed development has been non-existent, meaning no residents were present at the meeting held on 17th April 2024. Consultation (section 11) states constant communication with residents will be maintained throughout, yet no such communication has been made. 4. The proposed development shows a disregard for the area's biodiversity. According to the arboricultural report all trees should be protected. It's not clear from the plan how this would be achieved. The new foundations will directly impact existing tree roots. 5. There is a significant damp issue in the building, which only seems to have become a problem since the building was refurbished (approximately 6-7 years ago). During this period, we have reported problems with mould on multiple occasions. Although mould and damp engineers are sent to assess the issue, the underlying problem is never fixed. The walls are scraped down and repainted and we are advised to keep the windows open (which is not a realistic solution during winter). We are concerned that an additional floor to the building will only exacerbate this problem. 6. The 'caretaker's flat' is the home of a long term resident. They have received no communication about the development plans which will essentially propose to destroy their home. What will happen to this resident? 7. The proposal to build town houses at the back of Hylda Court will mean the balconies at the back of the building will be unusable during demolition and construction due to pollution (dust, debris etc.) and noise. Given the longstanding issue with mould and damp, we rely on the balcony to dry clothes. For the same reason, the rest of the windows will also have to remain shut during this period. Not being able to open the windows as freely as we would normally do will exacerbate the mould problem. We are very worried about the impact this will have on our long-term health.

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2024/4134/P	Maria Serna	24/10/2024 19:36:54	OBJ	<p>Dear Camden Council Planning Department,</p> <p>I am writing to formally object to the planning application for the demolition of the garage block and caretaker's flat, the erection of three dwellings, and the roof extension to provide additional dwellings at Hylda Court , 3 - 5 St Alban's Road, London, NW5 1RE.</p> <p>While I understand the need for development, I have significant concerns about this proposal's impact on the local area. My objections are based on the following material planning considerations:</p> <p>Detriment to the Character and Design of the Area: The proposed development does not respect the architectural style and quality of the existing buildings in the area. The demolition of the garage block and caretaker's flat, both of which contribute to the overall character of the street, would diminish the aesthetic harmony of the neighbourhood.</p> <p>Overdevelopment and Disproportionate Mass and Scale: The new dwellings, particularly the roof extension, will result in an overdevelopment of the site. The scale and mass of the proposed buildings are not in keeping with the existing properties on the street and will upset the balance and proportion that currently define the area. This imbalance could have a long-term negative impact on the character of the neighbourhood.</p> <p>Impact on Privacy and Light: The erection of additional dwellings may lead to a loss of privacy for neighbouring properties, particularly due to overlooking from the new structures. Additionally, the increased height and mass could block natural light to surrounding homes and gardens, creating a less pleasant living environment.</p> <p>Increased Traffic and Parking Stress: The addition of multiple dwellings is likely to exacerbate existing parking and traffic issues in the area, particularly given the loss of the garage block. The local infrastructure may struggle to accommodate the additional demand, leading to congestion and parking difficulties for residents.</p> <p>In light of these concerns, I urge Camden Council to reconsider this proposal or request significant modifications to ensure that any development aligns with the scale, character, and needs of the local community.</p> <p>Thank you for considering my objection.</p> <p>Yours sincerely, Maria Serna</p>