

19<sup>th</sup> October 2024

**SUBJECT: Objection to planning permission**

<b>APPLICATION NUMBER</b>	<b>2024/4134/P</b>
APPLICATION TYPE	FULL PLANNING PERMISSION
ADDRESS	HYLDA COURT, 3-5 ST ALBANS ROAD, NW5 1RE
DEVELOPMENT TYPES	NEW RESIDENTIAL DEVELOPMENT

To whom it may concern,

I am objecting to the planning permission regarding the proposals at Hylda Court, St Albans road, NW5 1RE (referred above).

Along with the residents, and the community neighbours, I object to both planning proposals:

- **Demolition of** garages and resident **home** to erect three dwellings
- **Roof extension** of the main building to erect three dwellings and associated hard and soft landscaping

**Hylda Court is part of the Dartmouth Park conservation area**, and according to the Camden the council document: *Dartmouth Park Conservation Area, Appraisal and Management Statement*, the building is being referred to as '**an Art Deco period piece**' by Pevsner' (p.38).

The building therefore ought to be protected and any alteration thoroughly considered. As the document specifies: '*Development proposals will be expected to preserve or enhance the character or appearance of the Dartmouth Park Conservation Area.*' (p.53).

I am arguing that **these proposals do not meet these expectations**, and that instead **they will impact negatively** on the conservation area as well as the residents and the nature of the building itself (not to mention the quality of homes).

**Beyond its recognised aesthetic value**, the architectural Art Deco design of Hylda Court serves a **carefully considered functional purpose** with in mind **to enhance the quality of life of its residents**:

1. CONSIDERATION OF **LIGHT**

The **Height** of the building meets healthy standard and follows regulations for quality housing. The flats are arranged in a circular way, to optimise exposure: all rooms have windows, and the living rooms and bedrooms are all on the outer side, provided with large featured corner windows to optimise the light intake.

The centre of the building is a **well of light**, feeding light to the inner circle rooms (bathrooms and kitchens). There is **no blockage of light as it is now**.

**However, a roof extension will alter the height and the light will be obstructed in the well.**

This means that the residents of the ground, 1<sup>st</sup> and 2<sup>nd</sup> floor will lose the light originally channelled by the well.

## 2. CONSIDERATION OF **PRIVACY AND VIEW**

The building flats are all **carefully orientated** as to allow full light intake with large bay window, whilst also offering a view on the outside.

All balconies and windows **have an open view** on either the street, back yard or the school ground and all are orientated in respect to the resident's privacy with **no overlooking**.

However, the plan refers to flats being erected at the back of the building, with a **6m length from the existing flats**.

This will result in the **loss of view and privacy**. The residents' view (over the open school ground, Croftdown road character houses and trees) will disappear, and instead will overlook into the new flats (which will also overlook onto existing flats). There will be **no more privacy**, 6m is a large room length.

**The proposals are not considering, nor respecting, the integrity of the building.**

**So I am questioning the motivation for such plan:** how is it improving the Conservation area or the life of the residents? (Not to mention that it involves the loss of a resident's home).

According to the Camden Appraisal and Management Statement, *'The planning authority is required by current English Heritage guidance to review its conservation areas on a regular basis'(p.50-Monitoring and review) and states the importance of '[ensuring] that professional officers from the Conservation and Urban Design Team and Development Control can advise on all aspects of development which could affect the conservation area.'* (p.51).

The document is very clear about alterations that will not serve the conservation area, see specification points \* and \*\* below.

I therefore urge a **thorough review of these proposals** bearing the points above in mind.

Thank you for your time and consideration,  
Kind regards.

### Specification points:

#### *\*(p.55) Roof alterations and extensions*

*The conservation area retains its clear historic rooflines, which it is important to preserve. Additional storeys, fundamental changes to the roofline, insensitive alterations, poor materials, intrusive dormers or inappropriate windows can harm the historic character of the roofscape and will be resisted.*

*[...]*

*Roof alterations or additions are likely to be unacceptable where a building forms part of a complete terrace or group of buildings which have a roof line that is largely unimpaired by alterations or extensions, or where its architectural style would be undermined by any addition. The rear roof is in some cases as important as the front where these are visible in views from other streets. **Proposals for additional storeys will generally be resisted.***

**\*\**(p.46/47) Appendix 5 - Issues affecting the whole of the CA***

- *Alterations to roofscape – re-roofing in unsympathetic materials or additions such as rooflights on prominent slopes where there is pressure to extend a property. Due to the topography of the area the rear slopes are often as important as the front slopes as views are available from neighbouring streets and buildings.*
  
- *Unsympathetic rear and side extensions (including inappropriate roof terraces)–sometimes these can alter the harmony and balance of a property or group of buildings.*
  
- *Backland development – some parts of the conservation area have large plots of open green land where there is pressure for development. Such development can reduce the visual and ecological quality of the area.*

*Reference: Camden council document - Dartmouth Park Conservation Area Appraisal and Management Statement.*