

From: Roger Harris
Sent: Wed Nov 06 15:21:01 2024
To: Planning
Cc: Team AM; Daren Zuk
Subject: Application 2024/1039/P
Importance: Normal
Attachments: Darwin Planning 2024-1039-P [A].pdf

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Dear Planning Department

Please see attached past objection PDF as of February 2024 and below additional objections as of 6th November 2024.

From:

Jilly and Roger Harris

colorati [REDACTED]

No Penthouses at Darwin Court Group

62 Darwin Court, Gloucester Avenue, NW1 7BQ

Re' application of Darwin Court, Gloucester Avenue, NW1

Additional to our original objections for no Penthouses onto the roofs of Darwin Court, we understand that that the planning committee will be considering the application next week.

That being the case I wish to add additional points to our previous submission being water problems of inadequate cold feeds and on/off problems of *Legionella with the system*.

Airspace intends to have the current water system combined with the Penthouse water system all as one, while the water systems currently can't regularly meet the requirements of the Darwin Court blocks.

It would need huge investment by Airspace to remedy this, which based on their financial analysis of their building works and sales figures don't actually add up in being able to complete the project even to a simple and cut back project, especially based on Airspace's past record. Additionally, for Airspace to try to upgrade the water system to Penthouse apartment high standards would mean 5 blocks of apartments without water for a considerable time of weeks, possibly months.

Now that the Government have confirmed that HS2 is coming through to Euston, we are all very worried that tunnelling running under Darwin Court could easily compromise the structure of each apartment block which could suffer possible currently unknown delayed structural movement from the tunnelling and at the same time encompassing the increase in apartment blocks height and weight as a combined factor.

Many thanks

Jilly & Roger Harris

Attachment Number: 1

Attachment Title : Darwin Planning 2024-1039-P [A].pdf

Attachment Type :

Attachment Size : 223556

Development Management
Camden Town Hall [Planning]
Judd Street
London WC1H 9JE

FAO Daren Zuk

62 Darwin Court
Gloucester Avenue
NW1 7BQ

26/03/2024

Application Number 2024 / 1039/P

Dear Daren

Please find listed our reasons in objecting to the proposed planning application for Penthouse residences to the top of existing Darwin Court apartments ref' noted above.

- **Underestimated cost of the project by Airspace:**
Airspace note they will achieve £11.8 million based at selling price of approx' £1000.00 per sq ft for all the Penthouses. Airspace feel the building cost will be approx' £7 million [excluding interest, pro' fees, contingencies and possible payments to Camden Council in lieu of social housing etc, etc] and it seems they're basing these building works costs on approx' £600.00 per sq ft. We are seeing building works in London now easily hitting £1,000 per sq ft [see enclosed email copy] and so based on these basic figures Airspace would come out with a loss IF they even get to complete the project.
- **Darwin Court already too high and bulky:**
This being in relation to buildings in the rest of the conservation area and so the scheme would merely increase its size and result in an even more dominant appearance of over development of the site. There needs to be consideration that the increase in the scale and density of development as proposed in the planning proposal would not be compatible with the existing character of the conservation area or scale of adjoining development. With the increase in the mass and dominance of the blocks when viewed from the street and further away, would neither preserve nor enhance the character or appearance of the conservation area.
- **Views of the extensions from Gloucester Avenue and Regent's Park Road....**
especially in winter, would reveal apartment blocks which would be even more dominant and overbearing than they are at present. Any further increase in the height and massing of these blocks would be seriously harmful to the street scene
- **Not being able to leave the apartment....**
for the duration of the Lift being extended to the Penthouse floor as I can't negotiate walking up to the current top floor where I reside, along with not receiving food and medical deliveries.

- **Potential fatal damage to mature trees:**

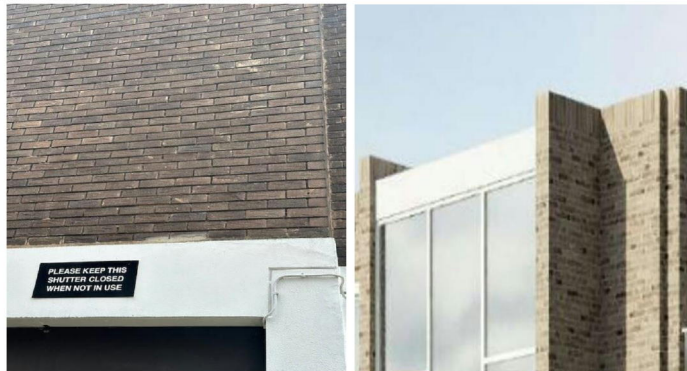
Using lorries with telescopic operation in moving pre-fabricated sections into place on the differing roofs is a recipe for irreparable harm to the trees rather than employing standard building methods.

- **Impact on wildlife by developing back garden and making new rubbish bin areas that bin collection people will find difficult or reject to use.**

The rear of Darwin Court is a hub of rural wildlife and the disturbance of roof and rear ground level development will scare off for good this assorted wildlife.

Currently, the refuse collectors have a hard enough time moving the large rubbish bins to their truck. With the plan of moving them into the rear garden area, behind doors and to the rear of new bicycle storage cages will be too much to manage for the collectors.

- **Two different Brickworks:**



The Brickwork of Darwin Court is of a reddish hue and the proposed Penthouses facing bricks are going to be entirely different thus adding more of an intrusive appearance in excess of the previous points of excessive bulk and height etc.

- **Darwin Court are apartment blocks of typical to the era of 70's architecture:** by placing these 2020's style of Penthouse apartments onto Darwin Court would be akin to a carbuncle on top of these apartment blocks which will be inappropriate and not in keeping with the now iconic Darwin Court and have an adverse effect on the character of the wider area.
- **We have huge doubts:** based on the past business performances of Airspace and their associated companies in being able to complete a project like this rather than possibly leaving us residents in limbo part way through the project.

Yours sincerely

[Redacted signature]

Roger and Jilly Harris

Enc'

