

| Application N | Consultees Name | Recipient Address | Received | Comment | Response |
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| 2025/1375/P | Alex Chadwick | 14 Dartmouth Park Road London NW5 1SX | 13/04/2025 15:55:00 | OBJ | <p>This is sent jointly on behalf of my wife, Katharine Chadwick and myself Alexander Chadwick. We live at 14 Dartmouth Park Road NW5 1SX.</p> <p>We are writing to object to the proposed redevelopment of Lamorna (planning application 2025/1375/P).</p> <p>Our grounds of objection are as follows -</p> <p>Overdevelopment – the proposal is disproportionate, excessively dense and is oversized both relative to the houses in the street generally and is particularly disproportionate relative to the site itself.</p> <p>Light – the proposed redevelopment, if granted, would cause a loss of light to properties in the immediate vicinity, including Chetwynd Villas and breaches the 25 degree BRE rule in referenced in Camden’s guidance https://www.camden.gov.uk/daylight-and-sunlight-assessment</p> <p>Overlooking - the proposed distance between the windows at the rear of the property and the neighbouring properties is insufficient: the distance between the proposed new footprint of Lamorna and Chetwynd Villas is 16m. The distance should be more than 18m to meet Camden’s design guidance https://www.camden.gov.uk/documents/20142/4823269/Amenity+CPG+Jan+2021.pdf/91e9fd97-7b26-f98e-539f-954d092e45b6?t=1611580504893</p> <p>Disproportionate - the size is excessive relative to all other properties and particularly excessive when considered in the context of the site on which it is proposed to be built (which is much smaller than the sites on which the larger buildings in the street and those in the neighbouring streets occupy).</p> <p>Overbearing - the height and scale of the proposed building is too great and would be taller than the surrounding properties in the conservation area.</p> <p>Density - the density of properties in a single building is excessive.</p> <p>Out of character - the style of the building is out of keeping with the character of Dartmouth Park Conservation Area.</p> <p>Kind regards</p> <p>Alexander and Katharine Chadwick</p> |

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| 2025/1375/P | Francesco Liberatore | 18 Dartmouth Park Road | 11/04/2025 19:52:26 | OBJ | Larmona sits within the Dartmouth Park Conservation Area. The proposal to demolish the house, in terms of the historical and cultural value it represents, and its physical materials and embodied energy, would represent a loss which could only be justified if its replacement were to meet the requirement “to preserve or enhance the character or appearance of the Dartmouth Park Conservation Area” (see Conservation Area Appraisal and Management Statement page 53), while at the same time having no detrimental impact of neighbouring properties. But the proposed scheme fails to meet this necessary requirement. The design fails to preserve and enhance the character or appearance of the Dartmouth Park Conservation Area; due to its height, bulk and mass the proposed scheme represents overdevelopment of this small site and would result in an unsympathetic and dominant addition to the Conservation Area; it would cause overlooking, loss of daylight and noise impact to neighbouring properties. For these reasons, the proposed scheme should be rejected. |
