

From: Allan Roberts
Sent: 15 April 2025 10:05
To: Planning
Subject: Lamorna, Dartmouth Park Road, Application No. 2025/1375/P OBJECTION

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I object to this application.

. I do not object to its demolition or to the principle of a modern purpose-built block of flats replacing it. But I do object strongly to this overbearing and unsympathetic development. Far from contributing positively to the conservation area, it would actually have a detrimental effect. The proposed building may well look fine elsewhere, but it is quite unsuitable for this location.

The applicants have made efforts to assimilate their proposed block as respects minor matters of detail (building materials, set-back of the top storey, etc). It may be open to question how far these efforts have been successful, but it is quite clear that they have done nothing to address the fundamental problem, which is the building's height.

Section 5.5 of the Heritage Statement states disingenuously that "the proposal reflects the prevailing height of adjacent development in this case the three storey Victorian villas opposite and immediately to the east". But it does nothing of the kind. The drawing of the north elevation of the new block dated July 2024 shows that the height of the adjacent Victorian building has been taken as the top of the chimney pot on the party wall between the two semi-detached houses, and not the top of the flank wall adjacent to the new block. This drawing illustrates how poorly the new block fits into the existing surroundings. The top of the new block (which unlike its Victorian neighbours has no pitched roof to soften its profile) would be 4.5 metres above the eaves of the adjoining house. It would therefore visually dominate its more attractive neighbours which are a positive aspect of the conservation area. Planning permission should be refused on this ground alone. The applicants can return with a more appropriate development proposal if they wish.

Allan Roberts