

Application N	Consultees Name	Recipient Address	Received	Comment	Response
2025/1375/P	Barbara Storch	21 Boscastle Road  NW5 1EE NW5 1EE	16/04/2025 11:28:26	OBJ	<p>I object to this development. While creating living space in Central London is important, and something that inevitably will create friction and will require compromise, this application clearly only maximises developers' greed at the cost of the (1) conservation area, and (2) surrounding dwellings.</p> <ul style="list-style-type: none"> <li>- The mass of the proposed colossal building only enhances developers' greed, at expense of area and surrounding dwellings. 6 huge units is a clear overdevelopment. The height should be limited to 3 stories, and not cheat the system by building a lower ground floor, basement and 3 stories - doubling what is the norm in the neighborhood.</li> <li>- It takes away completely any outdoor space, again to maximise developers' greed. This is anti-environmental: the same amount of green space should be enforced that was there before. Biodiversity should trump developers' greed and a few flower pots in windows is no compensation for taking away the garden/ natural habitat space there is. It is literally changing a small family house and garden with a 100% concrete block.</li> <li>- 6 units equal at least 6 cars, if not more. There is not enough parking in the area as it stands, and rather than digging a dark basement flat they should build an underground garage. The basement 'flat' has zero natural light - what greed. A perfect example of 'buying property' to park money which will then stand empty.</li> <li>- The proposed 'style' is completely out of character in a conservation area, dominating a refined low rise set of historical dwellings.</li> <li>- The effect on neighbouring properties is extremely negative: loss of daylight, overlooking (all gardens on Chetwynd Road and to left and right of building) and loss of privacy, and the noise impact of having 6 units instead of 1.</li> </ul>

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2025/1375/P	Mrs Sian Goodman	11 Dartmouth Park Road  IP7 7HX IP7 7HX	16/04/2025 20:34:05	OBJ	<p>I object to this development.</p> <p>The proposed building is far too tall and deepset - for the site size and for the location and neighbouring properties including the Villas on Chetwynd Road. The Villas on Chetwynd Road will be cast in the evening shadow of Lamorna during winter months - this is a gross loss of amenity value to residents of these older properties.</p> <p>The proposed building is overbearing and out of character for the conservation area - how can front facing balconies (it looks as though there are balconies) possibly be considered appropriate?</p> <p>There is today a low risk of surface water flooding but the risk is increasing, adding a basement where currently there is none should not be permitted in any London location where water pools/drains to during storm events. Remember how many died in basements in Spain (Valencia) in 2024.</p> <p>There is simply no room on the site for flood water attenuation - where will the tanks go?</p> <p>Six flats will add too much foul water to the ancient sewage system designed for fewer dwellings. What solutions does the developer propose to Thames Water demanding peak flow be reduced from 6 (as they propose) to 2 litres per second (see final appendix to the Flood document).</p> <p>There is insufficient free flowing air space around the air source heat pumps - they will struggle and not work effectively due to proximity of flank walls. I think they would need to be roof mounted to work properly.</p> <p>Longer lorries delivering building materials have no turning location and will be forced to reverse back up Dartmouth Park Road after unloading. This will be dangerous and cause inconvenience to residents, cyclists and emergency vehicles that use the street as a through road.</p>
2025/1375/P	Marica Rytovaara	49 Chetwynd Rd NW5 1BX	16/04/2025 20:16:13	OBJ	<p><b>OBJECTION</b></p> <p>I thought a conservation area meant just that and cannot see how this kind of overscaled monstrosity can even be considered as it bulk, style and height is totally at odds with the environment. It will tower over the gardens of the adjacent house in Chetwynd Road and remove light and above all privacy apart from the nightmare for local residents to live near the pollution of a building site. The ground floor underground is likely to create subsistence and flooding in a fragile ecosystem,</p>
2025/1375/P	Sophie Cohen	32 Murray Mews  NW1 9RJ	17/04/2025 08:32:50	OBJ	<p>The Design Review Panel of 12/04/24 suggests 'that further measures are required to mitigate (the building's) impact' and that 'in views from the east the top storey appears too dominant in relation to No 1 Dartmouth Park Road'.</p> <p>There appears to be the opportunity for the building to provide a transition in height along the street, stepping down to the west.</p> <p>From the drawings available the proposed building appears to continue to dominate its neighbours, neither respecting the roofline to the east nor the massing to west.</p>