

Application N	Consultees Name	Recipient Address	Received	Comment	Response
2025/1375/P	David Rosie	2 Chetwynd Road  NW5 1BU	21/04/2025 16:00:14	OBJ	I wish to object strongly to the proposed Lamorna Development. The proposed block of flats is grossly out of character for this conservation area. It is way too big and will not only overlook the gardens at Chetwynd Villas but will also overlook our house on the opposite side of Chetwynd Road. The design is ugly, way too bulky for that small site and will dominate that section of the road and not in character with our neighbourhood. Parking, schools and facilities such as medical practices are overstretched as it is in our area without adding another six flats. The existing house is one of very few detached villas and one of very few 1930s houses in the area. This development should never be granted planning permission.
2025/1375/P	Amanda Delew	25 Boscastle Road London NW51EE	18/04/2025 20:23:42	OBJ	Hi, I am objecting because the development's design is out of kilter with the conservation status of Dartmouth Park Conservation Area. I am not against new buildings but this design is too high and will look weird in comparison to existing surrounding buildings, with an exterior design that is not in keeping with the architecture of other buildings in the area. In addition, the inclusion of such a big basement will add to the overdevelopment of the site. Thanks, Amanda
2025/1375/P	Mr Andrew Lobbenberg	27 BOSCASTLE ROAD  NW5 1EE NW5 1EE	18/04/2025 14:10:39	OBJ	There is a housing shortage and so a multi occupancy building makes sense from a policy perspective and will probably support the developers economics. However this proposal is too tall blocking light from neighbours and is oversized for the plot of land. Design is a matter of taste but I see this as unsympathetic to the neighbourhood. I have no objections to a modern look, and the neighbouring first house has a clean aesthetic that nods to the brick focussed architecture of the neighbourhood. By contrast the proposed design with the arches and zig zag front and large glass frontage appears more stylistically suited for Carary Wharf or the Gulf than Dartmouth park. I would be supportive a block of flats with a smaller footprint, one floor less and a more sympathetic design to blend to the neighbourhood.
2025/1375/P	Ruth Liebling	Flat 1 100 Savernake Road London NW3 2JR	18/04/2025 13:33:33	OBJ	The proposed build is within the Dartmouth Park conservation area. Lamorna the single dwelling occupies a small site between 2 residences and abutting the small gardens of Chetwynd Villas. While a developement of the site is being considered the proposed development does not meet Camden's design guidance/ good practice standard. The proposed building is 5 storeys high plus a basement. Its height and width is completely out of character with its surroundings, it will cut light and completely overbear the surrounding properties. The plot is too small to accommodate a 6 storey building. The positioning of 6 heat pumps in an enclosure at ground level would cause constant noise pollution to nearby properties as they are so near to them. The proposed basement would not meet Camden's best practice with regard to sunlight and daylight it will also be a potential flood risk. In conclusion this planning proposal does not meet the requirements of a build within the Dartmouth Park conservation area which states a building will 'preserve or enhance the character or appearance of the Dartmouth park conservation area'.

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2025/1375/P	Genevieve Durrance	34 Laurier Rd	21/04/2025 11:43:54	OBJ	I wish to strongly object to this application. The proposed building is wholly out of character for this quiet residential conservation area. The design is not in keeping with the architectural heritage of this neighbourhood. The overwhelming height is also a massive problem as it will dwarf neighbouring houses and invade privacy and reduce light. The building is also too close to the next door houses. Overall a big no thanks. I run the Dartmouth Parkers WhatsApp group and the consensus is hugely against this eyesore of a construction.
2025/1375/P	Peter Thomas	124 Highgate Road  NW5 1PB NW5 1PB	21/04/2025 08:12:28	OBJ	<p>The 'Lamorna' proposal is an aggressive, top-heavy overdevelopment at a sensitive junction in the conservation area. The current building is subservient to its neighbours and whilst not being a great contributor allows the dominant housing to create a coherent streetscape. The proposed development sits aggressively forward of the building line of adjacent properties, a design decision that, with its additional height, creates an inappropriate looming presence in this quiet backwater.</p> <p>The design language of the facade was familiar to me the moment I saw it, namely the stormtrooper's mask from Star Wars. it seems a frankly odd design language to choose and a uniquely damaging one to the conservation area.</p> <p>I am a local resident and I can't quite believe this has got this far, and I write to object in the strongest terms.</p>
2025/1375/P	Paddi Alice Benson	9 Kennistoun House NW5 2UT	19/04/2025 22:35:51	OBJ	<p>Possibly:</p> <p>I am a Camden resident, an architectural designer and have recently completed a PhD in Architecture by Design. I am in favour of architectural innovation in urban housing projects but I am writing in objection of the proposed development. It disregards a very specific local context and aside from its inappropriate scale and density on a small site, the architectural treatment seems to take on no local cues having little visual anchorage or resonance. It presents an unconvincing architectural and conservation argument for dealing with a small urban site. At a simply human level, the proposed development does not seem to respect its immediate neighbours and the potential impact on them. It is frustrating as a young architect to witness this kind of over development in my neighbourhood as Camden once stood for architectural quality in its residential development.</p>
2025/1375/P	Gordon Benson	40 Charlton Kings Road  NW5 2SA	19/04/2025 19:36:00	OBJ	I am a local Camden architect who has built housing for LBC. I have lived in the area for over 50 years and have rarely seen such a crass example of over development and poor architectural response to context. Whilst appreciating the need for more housing and the government's commitment to better provision I believe the proposals serve only the developers interests and not the local neighbourhood - or social need.

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2025/1375/P	Geraldine ORiordan	40 Charlton Kings Road  NW5 2sa	19/04/2025 19:22:51	COMMNT	<p>I am a Camden resident and know the street/neighbourhood relating to this application very well. I am also a retired architect who worked in conservation areas.</p> <p>I wish to make a strong objection to the proposed development on the grounds of scale and over development of a small site between much lower buildings. The proposals are out not only extremely out of scale and character with the area but also are visually ugly and poorly considered visually and planning wise. It will seriously impact on the adjoining neighbours and create a bad precedent in Camden. There are multiple examples of better residential development nearby - both private and public - and this development is an embarrassment to the profession and planners who may support it:</p>
2025/1375/P	Karla de Montbel	10 Dartmouth Park Road	21/04/2025 19:11:34	OBJ	<p>While I welcome some architectural elements of the proposed development, I nevertheless oppose the scheme on the following grounds:</p> <ol style="list-style-type: none"> <li>1. It doesn't create affordable housing. We don't need more 2 bedroom flats for city professionals, who can afford to pay top prices. If the developer used different materials and accepted a lesser return this could easily create affordable housing, but they choose not to but maximise their profit (50%!!). I also query how realistic it is to cram a family into the basement, it being the largest unit. While the rest are only one and two bedroom flats.</li> <li>2. Overdevelopment: going from single family house to 3 units would seem more reasonable. As it stands the proposed house substantially increases the footprint and is build closer to the neighbouring houses as the current house. It proposes to create 6 units in the small cramped plot! This is the densest and tallest house in the street, creating a dangerous precedent (eg in St Albans Road and the Brookfield area) and alter therefore the character of this area</li> <li>3. Increased noise as the heat pumps (6!!) are inadequate for the size and also located too close to neighbours.</li> <li>4. The developers claim that other houses on the road are 5 storeys is misleading. They are a basement, three floors and a roof (some of which were historically converted into one room).</li> <li>5. The top floor of the scheme should be a pitched roof same as the other houses in the street to stay in keeping. A big fuss is being made not to convert the roof into an additional storey of existing houses. Hence, accepting such a overly bulky and tall house where the roofline is in fact not a roof but a full blown flat is not in keeping with the street.</li> <li>6. The windows are much larger than the Victorian houses in the street and overlook too much into the neighbours. Also creating too much of light, given the proposed number of single families to be housed in that space. Given the size of the proposed building and additional floor compared with existing houses as well as all other houses in the street, it also negatively impacts privacy.</li> <li>7. One should at the immediate neighbours when blending in a development, and the proposed scheme overshadows any of the neighbouring houses by its size.</li> </ol>

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2025/1375/P	Kelly Hill	Grove End House 150 Highgate Road London NW5 1PD	22/04/2025 07:30:56	OBJ	<p>We are writing to object to the scale, bulk, and design of the new residential development on the site of the perfectly reasonable home, Lamorna, Dartmouth Park Road. We would also question the description of the site as 'brownfield' is appropriate and whether the impact of demolishing this home in a quiet residential area is justified.</p> <p>Firstly, the scale and bulk of the building is overwhelming. The CGI renderings of the West frontage are misleading as the West of the building will be a five story prefabricated wall that will be overbearing for First House, 150, 152 and 154 Highgate Road and Chetwynd Villas. The loss of light, views and biodiverse green space will be significant.</p> <p>The design is too tall, too bulky, ugly and not at all sympathetic to the elegant surrounding buildings to the East, North and West. First House (circa 1990's) and Lamorna (circa 1930's) were built on what had been gardens and parkland. The two story properties match the scale of Chetwynd Villas and if there is to be a redevelopment this scale should be maintained.</p> <p>While we support the use of air source heat pumps and green infrastructure we are concerned that 5 or 6 heat pumps located to the west of the building will have a very negative impact on the residents in the properties to the west and south of the proposed building - Cumberland Villa, Leighton Villa, Grove End House and Chetwynd Villas. We recently installed a heat pump on the roof of Grove End House and went to a great deal of trouble to ensure that our neighbours were not inconvenienced by its placement.</p> <p>We are puzzled by the proposal to house a 5 person 'family' in the basement with no light and no garden. Lamorna is a family home. What has been proposed is unsuitable accommodation. We are also concerned that this costly redevelopment will end up as high rent / short term lets rather than the homes that Camden Council are required to provide.</p> <p>Camden Planning Guidance 'Amenity' states: "Developments should ensure that the proximity, size or cumulative effect of any structures avoids having an overbearing and/or dominating effect that is detrimental to the enjoyment of their properties by adjoining residential occupiers" (see para 2.14). The proposed development will have a significant negative impact on the surrounding homes and be detrimental to residents whose concerns and objections have been ignored by the developers.</p> <p>Finally, a brownfield site is land that has been previously developed, such as being built on or altered by human activity, but is no longer in use or is underutilised. These sites often have a history of industrial or commercial use and may be contaminated due to past activities. They are areas that have been abandoned, underutilised, or are no longer actively used for their original purpose. There are many examples of 'brownfield' sites in Kentish Town / Gospel Oak / Tufnel Park but this plot on Dartmouth Park Road is clearly not one. If the council agree that an inhabited midcentury home built on gardens and parkland is a 'brownfield' site then it sets a frightening precedent for, not only, the 'Dartmouth Park Conservation area,' but the whole of Camden in general.</p>

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2025/1375/P	Philip Burnham	3 Boscastle Road London NW5 1EE	21/04/2025 11:59:22	OBJ	The proposed new building is seriously out of character in relation to the Dartmouth Park Conservation Area due to its height, bulk and design. The new building represents a substantial and unsympathetic overdevelopment that is unsuited to the Conservation Area.
2025/1375/P	Florent de Montbel	10 Dartmouth Park Road  Nw5 1SY London	21/04/2025 11:49:26	OBJ	<p>I wish to strongly oppose the destruction of Lamorna house and its replacement by a building for the following reasons:</p> <p>1)The proposed building would simply be too tall and too big. It would double the height of the current house. It would have more floors than any other house around it. It would be too bulky and represent an overdevelopment for the size of the plot. No, the proposal cannot be justified.</p> <p>2)Not keeping with the aspect of Dartmouth Park conservation area. The proposed 'style' is out of character in a conservation area, dominating by refined low rise set of historical dwellings. For example each of the proposed flats have 6 ultramodern oversized windows facing on the street instead of the usual 3 sashwindows we can see in the street. There are no other buildings with modern arches and this would not be coherent with the surroundings.</p> <p>3)The application is misleading on several fronts. Camden Planing Team cannot allow developers to get away with it. Plans showing the surrounding houses have 5 storeys are simply untrue. They are 4 storeys.</p> <p>4)The financial developers are saying that financially they cannot have affordable housing while at the same time admitting within the application that they intend to make an astonishing 50% internal rate of return.... This simply does not stack up and Camden Planning should not be accepting money for developers to bend rule.</p> <p>For these reasons we strongly encourage the Camden Planning Team to reject the proposal and therefore not create precedent of such atrocity in a conservation area.</p>
2025/1375/P	Deborah Cook	9 Leverton Street	17/04/2025 16:29:31	OBJ	I firmly oppose the plans to redevelop Lamora on Dartmouth Park Road. This redevelopment proposal represents a significant overdevelopment of a modest site; its excessive density and height would not only be intrusive and oppressive but would also severely compromise the privacy and access to daylight and sunlight for neighboring properties. Granting approval for this application would set a troubling precedent within a conservation area, paving the way for future developments that prioritise profit over the integrity of our environment. It is important to protect the distinctive charm and ambiance of Dartmouth Park, ensuring that any changes honour and enhance Dartmouth Park Conservation Area, rather than undermine it.

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2025/1375/P	D Purvis	16aLaurier Road	20/04/2025 10:29:15	OBJ	The proposed building of five stories plus basement is out of scale with neighbouring terraces and villas in the conservation area; both the height and bulk are oppressive, and will block light reaching adjacent properties on all sides, none of which is greater than three and a half stories. All have garden spaces contributing to privacy and environmental/groundwater benefits, while the proposed block virtually fills the site. The assertion that it reflects architectural features in the neighbourhood does not excuse the pastiche of ground floor arches and towering serrated columns. The council should approve a contemporary design by all means (as at First House next door) but do it with integrity, simple lines and a rigorous regard for proportion, both in itself and in alignment with its neighbours.
2025/1375/P	Ruth Richardson	40 Croftdown Road	17/04/2025 17:13:53	OBJ	I would like to object to this application as it completely fails to preserve or enhance the character of the Dartmouth Park conservation area. It is far too bulky and tall and would dominate the street in an unpleasant way. Only a much smaller version would be suitable for this street. I can also imagine that direct neighbours would feel overlooked and lose their privacy.
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2025/1375/P	Robin Kinross & Nicolette Moonen	24a York Rise London NW5 1ST	21/04/2025 16:00:51	OBJNOT	<p>We live in one of the modern (late twentieth century) houses in Dartmouth Park. We like modern architecture and believe it can enliven a historic neighbourhood, if designed sensitively and respecting the scale and character of the neighbourhood. The First House, next to Lamorna, is such a building. There are a few other such modern houses in the neighbourhood, all initially designed by architects for their own use.</p> <p>The block of five apartments that is proposed here is a different case. The motive is profit maximization, rather than any wish to build for human needs and aesthetic pleasure. The lack of any particular style in the proposed building is telling.</p> <p>The comments on the proposal provided here by the architect of The First House, Justin de Syllas, are convincing. (<a href="https://camdocs.camden.gov.uk/CMWebDrawer/Record/10922443/file/document?inline">https://camdocs.camden.gov.uk/CMWebDrawer/Record/10922443/file/document?inline</a>)</p> <p>We especially support this observation: 'The designers have selected a miscellaneous collection of architectural details from buildings in the area and, in doing so, have created an architectural hybrid that bears no relation to any specific domestic architectural style either in the Dartmouth Park Conservation Areas or indeed the rest of the Borough of Camden.'</p> <p>For example, the arches at ground level look like an attempt to echo the barrel roof of The First House. But without the functional advantages of that roof, the arches seem to be just a bit of stage scenery.</p> <p>The proposed building is one that might be placed uncontroversially in overcrowded Central London, or on the traffic nightmare of Highgate Hill, the site of one of the other projects of this architectural practice. On Dartmouth Park Road it seems fundamentally out of place.</p> <p>So we agree with the comments made here by near neighbours of the site. In addition we notice a strange feature of the plan: the very generous provision of places for bicycle storage. The buyers of these five apartments will presumably all have cars. This road is already always full of parked cars.</p>
2025/1375/P	Kate Pettican	14 Brookfield Park London NW5 1ER	20/04/2025 21:52:16	OBJ	<p>The size of the block of flats is far too big and it looks completely out of place with the houses in Dartmouth Park Road. Not only is the building much too high, it also sticks out too far and is quite frankly ugly. The design of the building looks like it has been done to maximise profits by creating as many flats as possible without any regard for the surrounding houses. It would also block out a lot of natural daylight.</p>