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To: Planning
Subject: 2025/1375/P

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OBJECTION to Planning Application 2025/1375/P
From Annette Main
Dartmouth Park Road

Dartmouth Park Road is a quiet residential street in Dartmouth Park Conservation Area of 2 & 3 storey houses and semi-detached villas with gardens
It is a family area

There is NO precedent at all for a 5 storey+ basement block of flats or filling the entire site with no garden

Camden Planning Guidance Amenity 2.14 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'.

Lamorna sits on a site created by the sale of the gardens of Grove End House and Lynton Villas in the 1930s it sits comfortably on its site with small front and back gardens

Chetwynd Villas 2 storeys was built along the south side - Lamorna was built at the same time on the north side
The site of First House was retained by the owner of No 1 Chetwynd Villas until sold in the 1990's and First House was built
At the time Camden stipulated that height and depth of First House should match Lamorna and should respect the height and scale of Chetwynd Villas

Lamorna , First House and Chetwynd Villas are of a scale that reflects the narrower sites at this end of the road and the houses have smaller gardens than from No 1 Dartmouth Park Road onwards

Any building on the Lamorna site should respect the scale of Chetwynd Villas and First House

The Proposed Block of Flats is Inappropriate in a number of ways

TOO HIGH

To the east on Dartmouth Park Road are blocks of 3 storeys consisting of 2 villas
Each block has elegant height to width proportions
To the west and opposite are 2 storey houses

Page 26 of the Design and Access Statement shows the surrounding houses as being 3,4 & 5 storeys high

THIS IS TOTALLY INACCURATE and MISLEADING

Eg Chetwynd Villas are 2 storeys high - not 3 and the opposite house

No 2 Dartmouth Park Road is 2 storeys high - not 4

There are no 5 storey buildings on Dartmouth Park Road

Above 2 storeys the proposed tower will compromise the privacy of houses on Chetwynd Road, Grove End House,

Lynton Villas and First House & No 1 Dartmouth Park Road

TOO DEEP and NO GARDEN

The proposal fills the entire site – aside from a small area for a lightwell front and back

The only outside amenity is small balconies on the front elevation and deep lightwells front and back

There is NO PRECEDENT in the street where a block fills an entire site with no garden

It will cause overlooking & privacy issues and destroy the Green Corridor that runs along the backs of the houses from Grove End House/Lynton Villas to York Rise

ELEVATIONS

The developers claim that the front elevation has drawn on features from the street

This proposal bears no relation to the elegant houses in the street

It is a crude and crass pastiche and totally unacceptable in a conservation area

There is no precedent in the street for terraces/ balconies at every level on the front façade

There are no renders of the rear façade – why?

It is obvious the block will have a huge impact on Chetwynd Villas , no 1 Dartmouth Park Road , First House and beyond

BASEMENT

Excavating the entire site – 3 mtrs+ - to create a basement flat – is unacceptable

First House has a boundary wall with Lamorna and is constructed 30cm (300mm) away from the boundary wall

There is potential for massive damage possible in excavating this deep right up to the boundary wall of First House

It will also undermine the Georgian garden wall that separates Chetwynd Villas and Lamorna / First House - the old garden wall of Grove End House

HEAT PUMPS

The positioning of the heat pumps is wrong and totally unacceptable

The proposal is to position them alongside the boundary garden wall of First House and the back garden wall of No 3 Chetwynd Villas

Positioning 1 ASHP that close to neighbours houses and gardens is not recommended a

And there are 6

They would be approx. 1.5 mtrs away from windows and doors of First House

And NOT 3 – 5.5 mtrs away as stated in the Plant Noise Assessment – 4.3

Heat pumps need open air flow around them and 1 – 2 mtrs around each unit - to operate efficiently

Any enclosure or close proximity to other heat pumps will reduce efficiency and increase noise and heat – DAY AND NIGHT

The proposal is

WRONG FOR 1 ASAP ITS TOTALLY UNACCEPTABLE FOR 6

SUSTAINABILITY

It must be more sustainable to renovate / extend Lamorna using the existing house and materials to upgrade it rather than the whole process of demolition & construction - digging a deep basement /removal of materials and then building a huge structure with brand new materials -with all the transport / land infill etc etc that new tower would involve

OTHER ISSUES

This is a large project in a Conservation Area

Why were there only 2 Design Review Committee members at both the Design reviews – when Camden in its Terms and Conditions says there should be 4 ?

Why was there no Heritage officer / expert at either meeting ?

At the review in 2024 when this scheme was being discussed

Daren Zuk the officer assigned to the case was not even present

I trust that decisions taken on this application will be formed entirely on Camden and Government Planning Regulations and Recommendations and Conservation Area Regulations -
And not by any political motives

In short this is a breathtaking example of massive over development and developers' greed

The benefit the proposal brings to Camden is far outweighed by the damage it would do to the local neighbourhood and Conservation Area