
From: Daren Zuk
Sent: 22 April 2025 18:06
To: Planning
Subject: FW: Lamorna Objection
Attachments: 901-150_SK_SK0001.pdf

[REDACTED]
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[REDACTED]

Daren Zuk
Principal Planner

Economy, Regeneration and Investment
Supporting Communities
London Borough of Camden

Tel: +442079743368
Web: camden.gov.uk

5 Pancras Square
London N1C 4AG

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From: constance read [REDACTED]
Sent: 21 April 2025 14:58
To: Daren Zuk <Daren.Zuk@camden.gov.uk>
Subject: Lamorna Objection



Dear Daren,

Please see my objection below, as prepared in conjunction with my planning consultant. I am sending it now as I am unclear on whether the deadline is today, or whether it has been extended to May 4th as both dates are stated on Camden Council website. My planning consultant may also be sending you this or an updated version of this in due course.

All the best,
Constance

For the attention of Daren Zuk

Development Management
London Borough of Camden
Camden Town Hall
Argyle Street
Euston Road
London
WC1H 8EQ

Dear Daren,

**DEMOLITION OF EXISTING SINGLE DWELLING AND ERECTION OF A NEW FIVE-STOREY PLUS BASEMENT BUILDING COMPRISING 6NO. RESIDENTIAL UNITS (CLASS C3).
LAMORNA DARTMOUTH PARK ROAD LONDON NW5 1SU
PLANNING APPLICATION REFERENCE 2025/1375/P**

We have been instructed by Miss C Read of 5 Chetwynd Villas, to lodge an **objection** to the above planning application, and should, therefore, be grateful if the following could be taken into account when considering the application.

We should point out that our clients do not object to the principle of development, but consider that the size and orientation of the proposal will have a detrimental impact on the reasonable private amenity of our client's dwelling and garden.

There is much submitted detail regarding the impact of the proposal in relation to Dartmouth Park Road and the Conservation area, but the likely impact on dwellings to the rear is limited to a daylight study only. We have, using the drawings from the local planning authority's website, provided a plan showing the massing of the proposal in relation to our client's property when viewed from the first floor of her property.

The proposal towers above the garden area and, having regard to the overall height, there will be no 'escape' from the overlooking that will result from the bedroom windows that are planned on floors two, three, four and five. The rear garden depth of the existing two storey dwelling to be replaced is 3.8m and this will effectively be removed as a result of the proposal. The existing back-to-back distance will therefore be reduced from approximately 17.7m to 14.7m and, when coupled with the height of the proposal at 15m, the overbearing and overlooking will be considerable.

The existing dwelling is not shown as “negative” on the Dartmouth Park Conservation Area Townscape Appraisal, and we note that at the start of the Heritage Impact Assessment there is reference to the five-storey proposal. From that point on in the document the comparisons with the existing scale and mass of buildings are subjective. In fact, there is reference at para 5.5 that in order to introduce a fourth storey the top floor has been set back and this therefore compares favourably with the scale of the nearby 3 storey buildings. Clearly the introduction of a fourth does in fact result in a 5-storey building and we are, therefore, at a loss, even with the modest set-back of the top floor that the conclusion is that the proposed architecture relates favourably to its surroundings. The general character and grain of development on Dartmouth Park Road is one of three storey townhouses (with the occasional exception) and is less formal than the four storey dwellings along Highgate Road (Grove Terrace). The proposal would see the introduction of a formal five storey building, which is narrow in plan form when compared to its immediate surroundings, and significantly taller than the immediate buildings.

The proposal is, therefore, contrary to London Plan (2021) policy D3 in that it fails to enhance the local context by delivering a building which positively responds to local distinctiveness through its layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions.

Yours faithfully

Lewis M Smith MRTPI