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**From:** Vincent Van Pelt [REDACTED]  
**Sent:** 21 April 2025 16:45  
**To:** Planning; Daren Zuk; [REDACTED]  
**Subject:** Dartmouth Park Conservation Area - planning application 2025/1375/P -  
OBJECTION

[REDACTED]

[REDACTED]

Dear Camden Planning and Camden Councillors,

We are writing to you to express our objection to the proposed Lamorna development on Dartmouth Park Road.

Having reviewed the Heritage Statement prepared by HCUK group on behalf of the developers, we take issue with the conclusions. Section 5.7 states that 'the proposals... present a building of a scale, height and massing that will sit comfortably within the existing and established street scene', but this is just not true. The proposed structure of 5 stories will tower far above the buildings on either side, behind and opposite it, and be an unsympathetic and dominant addition to the Conservation Area. In addition to the huge scale of the proposed building, it is an ugly structure and inconsistent with the surrounding properties in this Victorian Conservation Area.

The height and mass of the development will take light away from the small gardens of Chetwynd Villas and invade the privacy of those houses and gardens as well as invade the privacy and gardens of numbers 1 - 5 Grove Terrace. We reside at 1 Grove Terrace, closest to this proposed development of the houses on Grove Terrace, and will be particularly impacted.

We acknowledge that some form of development would be correct for this plot, but the mass and the scale of this is just too big.

We value the environment of our neighbourhood and appreciate the work that you do as Planners, and as Councillors, to maintain our special area. If you look back through your records you will find a 'pre-application' ref. 2022/0887/PRE for our home: 1 Grove Terrace. We were inquiring about converting a rear window into a set of doors to provide us handier access to our garden. It's a beautiful window, which would have been replaced by an equally beautiful and crafted set of doors in keeping with the architectural style of our house, and the pre-application was not favourably received by your good selves. Understanding the high hurdles your offices place on amendments to the local architecture, we filed away our plans and made peace with a bit less garden access directly from our kitchen.

We're now faced with the prospect of looking out of this same window onto a huge & jarring development that is so much further away from the built environment of our neighbourhood than anything in the vicinity. That will be quite an irony, and it is our sincere hope that you continue to maintain your rightfully high standards concerning this neighbourhood in this important instance.

Thank you for your consideration.

Regards,

Vincent Van Pelt

Julia Langham

1 Grove Terrace  
NW5 1PH