

Planning Application 2025/1375/P Lamorna Dartmouth Park Road

I have lived in Flat 1 Grove End House, 150 Highgate Road since 1989, and my floor-to-ceiling living room windows at the ground floor of the belvedere at the back of Grove End House give a view of the west facing wall and rooftop of Lamorna, as well as the roof of First House on Dartmouth Park Road.

The proposed plan to replace the current house, Lamorna, with a bulky six storey/five-storey, plus basement block of flats is grossly out of character with the surrounding buildings of the Dartmouth Park Conservation area. It is far too big, and its overbearing height will impact very considerably on the daylight coming into my living room and back garden, into the living room of Flat 4 above me on the first floor of Grove End House, and onto the rear of the houses of Chetwynd Villas. It will also impact very negatively on the privacy and tranquillity of my back garden.

I am not against the principle of redevelopment of the area, but it has to be in keeping with the surrounding largely Victorian fronted buildings, including those immediately adjacent to the current site, from Number 1, Dartmouth Park Road, up to York Rise. Moreover, any redevelopment of this plot has to respect the privacy, daylight and sunlight of the neighbouring properties, including during the process of construction.

I certainly sympathise with the challenges the Council faces to build more housing. However, the idea of 'affordability' in the proposed plan for this building has little meaning, unless it is to cater to individuals and maybe young families with the financial capacity to buy into this very desirable residential area, thus boosting property prices, taking the neighbourhood even further away from 'affordability' for all but those already on the property ladder or with financial backing. I would rather see Camden Council putting more investment into properly 'affordable' dwellings, including more social housing in the area.

As an elderly disabled person, I am also very concerned about the impact of the long-term construction work on the pavement and road at the bottom end of Dartmouth Park Road, where No Entry signs are in place to protect smooth access to ambulances from and to Highgate Road. The slabs of the pavement are already often very difficult to navigate, particularly in wet weather. Additionally, the noise impact of long-term work excavating the basement and constructing the property will disturb the tranquillity of this conservation area for several months, if not longer. Excavating a basement in this area may well run into difficulties due to the underground flow of the Fleet River.

I am submitting this objection to the proposed development alongside the objections of many of my neighbours and residents in Dartmouth Park, who are as alarmed as I am about the scale and poor design of the proposed building.

Yours sincerely

[Redacted Signature]

Harriet Evans

1, Grove End House, 150 Highgate Road, NW51PD; [Redacted Address]