

Application N	Consultees Name	Recipient Address	Received	Comment	Response
2025/1375/P	Cyril de Montbel	10 Dartmouth Park Road	26/04/2025 14:25:18	OBJ	<p>I object to the development as an apartment block as proposed is fine in a more urban setting such as King's Cross but not in a conservation area with mainly family home feel. The developer is not even proposing affordable housing as a valid interest to allow such a huge scale of house. The developer also has two measures: he is counting the basement and roof of the Victorian houses as floor to justify that they build 5 storeys plus a densely populated basement. The current houses have a basement, 3 storeys and a roof. They're counting the baseline of Victorian chimneys to justify the height of their proposed building... if their proposal was one storey less, it would blend into the street much better.</p> <p>Further, they are more than doubling the density of built on the same plot. In particular building out an entirely new basement, thus adding to subsidence risk of neighbouring houses.</p> <p>The current house is not derelict and I question the need for this overdevelopment on social (not affordable), sustainable (destruction of current good quality family home) and planning (overdevelopment/ too dense and too tall) grounds.</p>
2025/1375/P	Justine Thornton	26 Dartmouth Park Road NW5 1SX	26/04/2025 11:13:09	OBJ	<p>No objection to the principle of redevelopment into flats particularly in the context of the need for more housing. However, the proposed design appears to be too tall, too bulky and too dense for its plot given the context of the surrounding houses and the wider conservation area. The nearby Highgate Newtown residential development is a brilliant example of thoughtful design in harmony with neighbouring properties. This application presents another opportunity for the Council to demonstrate its commitment to the provision of sympathetically designed housing by acknowledging the benefit of redevelopment whilst rejecting this particular design.</p>
2025/1375/P	Astrid	21 Grove Terrace NW5 1PH	25/04/2025 15:29:02	OBJ	<p>We strongly object to this application. Lamorna is of no loss architecturally but the replacement of it with this development would be completely at odds with the Conservation Area that it asserts to complement.</p> <p>The sixth floor, though set back, contributes to an unattractive and bulky mass that would dominate that section of the road – it's hard to imagine how this will “minimise the perception height and massing.” – especially for the neighbours who would certainly lose light to their properties.</p> <p>We were surprised by the proposal of a basement to this plan when these have created numerous difficulties in this neighbourhood due to water incursion from the river Fleet.</p> <p>There is a need for affordable housing in the borough, but this site and this development would not deliver it.</p> <p>Astrid and John Sharkey 21, Grove Terrace</p>

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2025/1375/P	Berenice de Montbel	10 Dartmouth Park Road	26/04/2025 14:08:22	OBJ	<p>I object to the proposed development because it more than doubles the current built space. Not only it is too dense for the plot. But it also is much taller than any of the current buildings. The developer has taken the top line of chimneys. But the current buildings have a pitched roof where some have at best a dormer window. Whereas the proposed development has in contrast a whole floor. It is neither in keeping nor is it a balanced proposal compared to the street. It requires a floor less and pitched roof rather to mirror current feel. The apartment block may be looking good in Kings Cross but not on a residential road and conservation area.</p> <p>Moreover I query on environmental and sustainability grounds a why it is permitted to destroy a perfectly good home. It's not that the current house is in ruins. It's been recently renovated and is a fine testimony of its time. If we permit destruction of a period house of the 1930, why as a next step a Victorian house can't be destroyed to make space for a modern apartment block? After all, there are far more Victorian houses in the street than this unique art and craft family home. So one Victorian building less won't matter... it is a dangerous precedent to allow, given this current house is not derelict but in perfectly good condition and modernised.</p> <p>It's a greedy proposal and not even counterbalanced by the aim to provide affordable housing. There is no need to destroy the current house, only person to benefit from this proposal is the developer. Absolutely nobody else.</p>
2025/1375/P	Paul and Evelyn Smith	27a Grove Terrace NW5 1PL	27/04/2025 13:39:27	OBJ	<p>Having just seen the proposals, we have to confess to being slightly shocked at the excessive height and unattractive bombastic balconied style of the proposed development, totally at odds with the character of the Dartmouth Park neighbourhood and which will impact very negatively - and possibly unlawfully in terms of light denial? - on nearby properties.</p> <p>We're not opposed in principle to a development of this site, but a lower building, in a sleeker more understated style, in harmony with, as opposed to bullying, its neighbours, would be far more preferable.</p>

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2025/1375/P	Anne Skinner	66 Dartmouth Park Road London NW5 1SN	26/04/2025 16:31:36	OBJ	<p>I strongly object to the plan for the redevelopment of Lamorna at the lower end of Dartmouth Park Road.</p> <p>Dartmouth Park Road is part of the Dartmouth Park Conservation Area which seeks to preserve the Victorian character of the entire area. I believe that the proposed building on the Lamorna site would do nothing to preserve that Victorian character. It is stated that removal of Lamorna would not be considered harmful to the conservation area. Surely that is a matter of opinion not fact. Although it is clearly very different from the neighbouring buildings, it nevertheless has its own character which is typical of the architecture of the 1930's which connects with that of the houses in Chetwynd Villas at the rear of Lamorna. In that way, Lamorna adds a historical perspective and context of the architecture of the mid 20th century. It therefore may be argued that its contribution to the Conservation Area is perfectly valid and should not be demolished at all.</p> <p>The height of the proposed building is out of character with neighbouring buildings or of any in the entire area. It is simply too tall. It is stated that the planned block of flats has the same number of storeys as the Victorian terraced houses immediately to the east. This is incorrect. It appears that different criteria have been applied in assessing numbers of storeys in neighbouring houses. The new building is stated to have 5 storeys discounting the basement flat, which is clearly a sixth storey. The neighbouring Victorian houses are stated as having six storeys counting their basements as a storey. This is a false comparison as the tallest neighbouring Victorian houses have only 5 storeys INCLUDING basements. None has 6 storeys. This is a clear misrepresentation of the facts.</p> <p>The amenity to surrounding residences would be adversely compromised by the proposed large building. There would be considerable intrusion in regards to privacy, light and sunlight deprivation especially to Chetwynd Villas and First House.</p> <p>It is stated that there is a shortage of affordable housing in the area. The planned 6 flats would almost certainly not fall into the category of affordable housing. A building of the enormity of the proposed building on such a small site is clearly a cynical attempt to profit by exploiting the limited space for greatest financial gain, not out of any sense of altruism but at the expense of residents of the neighbouring properties.</p> <p>I question the assertion that Lamorna constitutes a brownfield site. How can a site with a perfectly habitable family house on it be a brownfield site? If it were, then surely all houses in the entire country would be considered ripe for demolition and "redevelopment" which is clearly a ludicrous suggestion. That would make a mockery of all conservation areas and planning generally.</p> <p>The Lamorna site is surely too small to sustain such a dense 6 storey, 6 apartment building, especially in a conservation area. It could pave the way for further crowded construction on sites which may become available in the Dartmouth Park Conservation Area, which would destroy the entire character of the area or elsewhere in Camden.</p>

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2025/1375/P	Sara Whyte	7, Regency Lawn, NW	26/04/2025 17:39:03	OBJ	I strongly object to this proposed development. It is far too large, conspicuous and overbearing and would have an adverse impact on the character of this conservation area. The London Plan states that a new building should make a positive contribution to the local character which this building does not, in fact it would have an adverse effect on the visual impact as it is in a prime position on one of the streets entering the Dartmouth Park Conservation area. This application should, therefore, be refused permission.
2025/1375/P	VICKI BERGER	6 Torriano Cottages Torriano Avenue NW5 2TA NW5 2TA	25/04/2025 10:33:51	COMMNT	<p>The proposal fails to preserve and enhance the character of the Conservation Area. The scale and mass are inappropriate. We have seen from works by van Heyningen + Haward, in York Rise and Laurier Road, and by Justin de Syllas, First House, adjoining the site of the proposal, that contemporary designs can be welcomed in the Dartmouth Park Conservation Area.</p> <p>Vicki Berger RIBA, formerly of GLC Historic Buildings Division and resident of Grove Terrace.</p>
2025/1375/P	Alice Brown	25 Bickerton Road	25/04/2025 18:35:37	OBJ	<p>Lamorna, and First House to the west of it, were built in the rear gardens of the houses fronting Grove Terrace. They were both subservient to the scale of the Grove Terrace buildings and did not disrupt the scale of the urban topography. The existing low height of the buildings between the rear of Grove Terrace and the original houses on Dartmouth Park Road should be maintained in order to preserve the character of the Conservation Area.</p> <p>The style of the building is inappropriate for the area and would harm the Dartmouth Park Conservation Area.</p> <p>The scale of the new building as proposed would also cause unacceptable harm to the neighbouring residents due to loss of privacy and daylight.</p> <p>I object to the unnecessary demolition of a sound building, because of the harm caused by the greenhouse gas emissions and environmental impact resulting from the new construction. The concrete basement causes a particularly high quantity of carbon emissions, and should not be permitted, even if the existing building is retained.</p> <p>The new basement covers the whole building plot and does not allow space for natural green space and permeable ground surface.</p>

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2025/1375/P	Alban de Montbel	10 Dartmouth Park Road	26/04/2025 15:09:11	OBJ	<p>I object to this proposed development. Not only is it more than doubling the current density of construction. It is far too tall for the street (comparing the top line of the development with a chimney line and pitched roofs is disingenuous). It also has a lot of glass panels. Even if set back, it is not in keeping and will be a light noise on the street without equal. Especially since there will be 6 individual units so the light will be on for every floor. It also poses a privacy concern.</p> <p>The apartment block is not in keeping and too overwhelming, as opposed to the current house, which also is not in keeping but is much more subtle and also a testimony of the historic evolution of the street.</p> <p>The proposal is setting a dangerous precedent for the Dartmouth park conservation area, as there are quite a few similar 1930 houses in neighbouring streets. If they were all allowed to be swapped for 6 storey apartment blocks, the feel of the Dartmouth Park area would no longer be green and suburban/family friendly but a inner city dwelling feel similar to King's Cross</p>
2025/1375/P	Peter Dann	101 Chetwynd Road London NW5 1DA	27/04/2025 10:09:00	OBJ	<p>I must object to these proposals. Adding a substantial block of flats to a street comprised entirely of sympathetic houses is totally out of keeping with the area and surely at odds with the purpose of a conservation area. The modest 1930s house on the site currently may not be contemporaneous with its neighbours but it is a quiet, suitable family home. The proposed development of large luxury flats would destroy the appearance and feel of the road and the neighbourhood.</p>
2025/1375/P	Rosemary Budge	11 Brookfield Park London NW5 1ES	25/04/2025 11:07:32	OBJ	<p>I very much object to the proposed Lamorna development on Dartmouth Park Road . This is an example of complete greedy over development in the heart of the Dartmouth Park conservation area . It is of a monstrous size that dominates the surrounding houses and would affect the light to houses and gardens especially of the near neighbours and is complete out of character for the area. If this building is allowed , what is the point of a conservation area?</p> <p>.</p>

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2025/1375/P	Roger Skinner	66 Dartmouth Park Road London NW5 1SN	26/04/2025 16:26:24	OBJ	<p>I object to this planning application.</p> <p>Lamorna is a relatively small detached house built in the 1930s on a very small site. It is well appointed inside and is a good example of the architecture of its time contributing positively to the range of architectural styles in the Dartmouth Park Conservation Area. To claim that it is an underdeveloped brownfield site that requires development is risible, the logical conclusion of which is that all houses are brownfield sites and therefore could be torn down at the whim of their owners.</p> <p>The proposed replacement of Lamorna is far too big for the site. Its bulk would seriously damage the amenity of surrounding houses, particularly in Chetwynd Road due to overlooking, lack of sunlight and lack of privacy. It is simply not appropriate for that site. Given its disproportionate size for the site and its design and general appearance, the proposed new building would in no way enhance the Conservation Area, but rather detract from it, compared with leaving Lamorna as it is.</p> <p>Put simply, this planning application appears to be a cynical attempt to make a substantial profit for the owner/developer by replacing a perfectly good family house appropriate to its site and environment with a monstrously unattractive building at the expense of the area as a whole and particularly the surrounding neighbours.</p>

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2025/1375/P	Robin Oakley	20A Boscastle Road NW5 1EG	25/04/2025 21:03:47	INT	<p>We have lived in Boscastle Road in Dartmouth Park for almost 40 years, and would like to strongly object to the proposal to demolish 'Lamorna' on adjacent Dartmouth Park Road.</p> <p>We agree with the grounds for objection that have been set out by the many other people who have already registered their objections, especially as regards the height and mass of the proposed replacement building.</p> <p>To these we would like to add our environmental concern that replacing a single dwelling unit with six residential units on the same site – all of whose occupants will presumably also have cars - will yet further aggravate existing pollution levels in our neighbourhood.</p> <p>Why is there a need to demolish Lamorna? Is it falling down, or dangerous in some other way to its occupants or neighbours? We have not seen any allegation or evidence to this effect being brought forward. Even the planning application acknowledges that it is "in a reasonable condition and not a poor-quality building" (Heritage Statement, para.4.19). The motivation for demolition appears to be solely financial.</p> <p>Here is a house which is an integral and historic component of a 'conservation area'. It is not a typical late 19c Dartmouth Park house, but it has its own particular character, and is one of a number of individual 20c houses that are dotted around the area as a result of factors such as garden infilling and WW2 bombing. These give Dartmouth Park part of its overall character: it is not a museum, but a living mosaic that in its own way illustrates how residential housing has developed over the past 200 or so years.</p> <p>Lamorna may not be the prettiest house in Dartmouth Park, but it is an integral part of this mosaic. It is a typical later 1930s detached house, with a structure characteristic of Arts & Crafts houses, but a rather severe dark-red-brick appearance with lack of decoration that points more to Modernist influences. And it also has some remarkable interior features, including extensive wood-panelling on its downstairs and staircase walls.</p> <p>If it means anything to say that Dartmouth Park is a 'conservation area', what is the logic in knocking Lamorna down? We should be preserving it, just as we should in principle be preserving all other houses in the area, unless they are no longer viable for some reason.</p> <p>Robin Oakley Ann Oakley</p>
2025/1375/P	Lisa Younger	5 Brookfield Park London NW5 1ES	26/04/2025 08:38:01	OBJ	<p>I object to the proposed building (2025/1375/P). Dartmouth Park is a conservation area and this building is not in keeping with the character or appearance of the area. Apart from being ugly, it is too large. It would dwarf the buildings next to it and dominate the area.</p>

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2025/1375/P	Ellen Gates	11 Grove Terrace	27/04/2025 16:54:17	COMMNT	<p>I object strongly to this application.</p> <p>I live in Grove Terrace, which is immediately around the corner from the development site.</p> <p>The proposed development is too tall and bulky for this site, especially as the neighbouring property First House is only two storeys. It would dominate and impose itself over this end of the street, as well as the southern end of Grove Terrace. The bulk and height are completely at odds with and disproportionate to the other houses on Dartmouth Park Road, as well as Chetwynd Road and Grove Terrace. The design is also unsympathetic and out of character with the largely Victorian and Georgian Conservation Area. Overall the development would be obtrusive and domineering. The application should be refused.</p>
