

Dear Sir / Madam,

I am writing to object to the new proposal for a six storey block of flats on Dartmouth Park Road at the site of an existing house called ' La Morna '.

Whereas ' La Morna ' is small and unobtrusive, the newly proposed development is very ill suited in both style and dimensions with the adjacent houses and would be architectually most unwelcome and completely out of character with the rest of the street.

I believe it would be a bad mistake and a poor decision to permit and allow this development to go ahead and be built within this conservation zone.  
It would be a real arcitectural eyesore in an otherwise attractive neighbourhood.

Please do not allow this to happen.

Yours sincerely

Ben Richardson

Dear Mr Zuk,

Re: Planning Application 2025/1375/P – Objection to the Proposed Development at Lamorna, Dartmouth Park Road

I am writing to formally object to the above planning application submitted by HGG, which proposes the demolition of Lamorna, a 1930s house on Dartmouth Park Road, and the construction of a block of six flats including a basement.

Having reviewed the details of the proposal, I am deeply concerned about the significant and negative impact this development would have on the character, scale, and environment of the local area.

### 1. Harm to the Dartmouth Park Conservation Area

This development clearly fails to preserve—let alone enhance—the character of the Dartmouth Park Conservation Area. The proposed building, due to its excessive height, bulk, and mass, would dominate the site and be entirely out of keeping with the surrounding architecture. It constitutes overdevelopment of a small plot and would introduce an overpowering and unsympathetic structure to a historically sensitive streetscape.

It would dwarf the neighbouring properties on either side and those on the opposite side of Dartmouth Park Road, while also affecting the rear outlook and amenity of homes on Chetwynd Road. The building would result in a severe loss of daylight for surrounding residents.

### 2. Precedent of Building Over Garden Space

The proposal also sets a dangerous precedent by building directly over the existing garden. This contradicts long-standing planning principles that seek to protect urban green spaces and gardens from inappropriate development.

The loss of garden space is particularly troubling in the context of the UK's wider biodiversity crisis. The UK is one of the most nature-depleted countries in the world, and the importance of urban gardens as havens for

wildlife cannot be overstated. Gardens collectively form vital interconnected habitat corridors that support invertebrates, birds, and small mammals. Destroying one garden is not an isolated loss—it fragments a much larger ecological network.

To approve this application would be to ignore both community values and scientific evidence about the role of urban gardens in sustaining nature.

### 3. Risk from Basement Excavation in an Area of Subterranean Streams

The proposal includes the construction of a deep basement, doesn't this raise serious concerns given the geological conditions of this area of Dartmouth Park?

As I understand, the area is known to have subterranean streams and a high-water table. Excavation of this kind risks disrupting these natural watercourses, particularly with climate change, potentially leading to:

- Localised flooding and groundwater displacement
- Water ingress into neighbouring basements and foundations
- Structural movement, cracking, or subsidence in adjacent period properties
- Increased pressure on the local drainage and sewer system

Again, I understand deep basement works in such sensitive areas often involve long-term dewatering and causes ground vibration—both of which can jeopardise the stability of neighbouring homes, especially those with shallow or older foundations such as the ones next door

Hasn't Camden Council, in its own planning guidance, identified that basement developments must be carefully limited, especially where there is a risk to neighbouring properties or to the environment? It seems this proposal fails to meet that standard.

I therefore urge Camden Council to reject this application in full.

Yours sincerely,

Emma Price Thomas

Dear Planners,

I object to this application, some of the reasons being:

The applicant talks about making better use of a brownfield site. Does this mean that any house can be designated a brownfield site? Lamorna seems to be a perfectly good house with a small garden – much the same as many other houses in this conservation area.

The applicant talks about 'conscious neighbourly design' in their email responding to my comments. I have no idea what this means. I personally think the design is horrible.

The applicant seems to think cramming several 2-bed and family homes into this small site is to be applauded. It seems way over the top for such a small area and seems to include a subterranean flat.

The 'local employment opportunities' seem over-stated. There are loads of building works forever happening round here and precious few, if any, of the workers live locally.

The idea that bike racks in such a development help much in the way of sustainable living seems optimistic. Unless vehicle ownership is to be forbidden in some way, most residents in Dartmouth Park own a car, if only to take their children to school in Hampstead or Highgate and to drive to their second homes.

Exceptional energy performance is promised and no doubt achievable but I suspect that almost all houses in Dartmouth Park have very poor energy performance and it is no reason to pull the lot down.

Yours sincerely,

Susy Penney