

Application N	Consultees Name	Recipient Address	Received	Comment	Response
2025/1375/P	Anne Lindner, Liz Aston, Grove Terrace Association	14 Grove Terrace NW5 1PH London	28/04/2025 17:37:38	OBJ	<p>We write on behalf of the Grove Terrace Association, to formally object to the proposed Lamorna development on Dartmouth Park Road, adjacent to the southern end of Grove Terrace.</p> <p>The proposed building will be clearly visible from at least the first three houses on Grove Terrace and will directly overlook their gardens. This would result in a significant loss of privacy for residents and would alter the open, green character of this section of the Dartmouth Park Conservation Area.</p> <p>We have reviewed the Heritage Statement prepared by HCUK Group on behalf of the developers. However, we do not accept the conclusions drawn in that document. Paragraph 5.7 of the report claims that the proposed development "presents a building of a scale, height and massing that will sit comfortably within the existing and established street scene." Local residents strongly disagree. The proposed six-storey building is entirely out of scale with its surroundings, particularly in contrast to the neighbouring four-storey terrace. The height and massing are overwhelming and unsympathetic to the character of this small and sensitive site.</p> <p>The development's proximity to the boundaries of the Chetwynd Villas plots will negatively impact the small gardens there, reducing light and further compromising the privacy of both those properties and the homes opposite on Dartmouth Park Road. The overlooking issue also affects Nos. 1–3 Grove Terrace directly.</p> <p>We would also like to highlight additional serious concerns:</p> <p>1) The design of the proposed building is not in keeping with the architectural style and historic character of the Dartmouth Park Conservation Area, which is defined by Victorian housing and traditional materials.</p> <p>2) The lack of outdoor green space in the development is incompatible with the local context, where gardens and green space are integral to the area's heritage and appeal.</p> <p>In light of these issues, we believe the proposed development will cause material harm to the character of the conservation area and the residential amenity of neighbouring properties. It is the firm view of the residents of Grove Terrace that this development should not be permitted to proceed.</p>

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2025/1375/P	Lynn Davis	West Street Barn West Street, Finglesham Deal CT14 0NH CT14 0NH	28/04/2025 13:04:31	COMMNT	<p>DESIGN</p> <p>Paragraphs 131 and 135 of NPPF state that development should maintain the area's prevailing character and setting including residential gardens. Emphasis is placed on the importance of securing well-designed attractive development that will add to the overall character of the area. Proposals should be visually attractive, sympathetic to the local character and promote wellbeing.</p> <p>The proposals are not visually attractive, nor sympathetic to the local character, nor do they promote wellbeing.</p> <ul style="list-style-type: none"> <li>• The proposal will alter the overall relationship between the existing building and the garden. It will change the proportion of building to the size of the garden, diminishing the amenity value of the garden, both for the enjoyment of the occupants of the development and the resulting enjoyment of all the neighbouring residents. As such it will diminish the wellbeing of all the surrounding residents.</li> <li>It will not reflect the density and character of all the surrounding houses to their gardens.</li> <li>• The overbearing mass of the proposal stands too close to its boundaries thus inflicting undue harm.</li> <li>• The proposal is not visually attractive and as such it does not add to the overall character of the area. In fact it will decrease the attractiveness of the area.</li> <li>• It is over high – higher than its neighbours, thus dominating both the street scene and the close neighbours.</li> <li>• It is poorly designed, with neither the simplicity of the Victorian elevations which surround it, nor a cohesive, correct, interesting or beautiful modern iteration in elevational design. It is indeed ugly.</li> <li>• The proposals do not demonstrate an understanding of the context and historical character of the site and surroundings contrary to paragraph 135(c) of the NPPF.</li> <li>• The proposal would not respond positively to the existing neighbouring properties by virtue of size, form, scale or massing, resulting in harm to the character and appearance of the local area.</li> <li>• The dominance of the proposal would cause considerable harm to the enjoyment of the neighbouring residents both inside their houses and outside in their gardens. The mass of the proposal would overshadow and dominate the house and garden of First House, and would overlook the rear windows and the garden of First House, reducing its amenity value and privacy and thus significantly reduce wellbeing for the residents.</li> <li>• The proposals overwhelm all the adjoining properties.</li> <li>• The drawing of the proposal does not show adequately the relationship between adjacent buildings and gardens. Indeed the drawings appear to have been drawn with a view to obfuscation, using the smallest and thinnest of lines to delineate the proximity of adjacent gardens and buildings. It should be incumbent on the applicants to show the proposal in such a way as to make it clear, especially for members of the public and the committee, otherwise the apparent consultation process would be worthless. Additionally, there is no reference to the existing house standing on the proposed site. Why is this not shown? As it is a relatively modest house, we must assume that the comparison between it and the proposal would negatively</li> </ul>

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					<p>reflect the design.</p> <ul style="list-style-type: none"> <li>The observations in the Local Plan about the importance of space between buildings would not be observed in this case as the proposal seeks to dominate the area, coming as close as possible to the boundaries of the site and minimising any open space around and between the adjoining buildings.</li> </ul>
2025/1375/P	Alison Powell	12 Boscastle Road	28/04/2025 13:51:02	OBJ	<p>I am writing to object to the proposed Lamorna development. From the plans, the building would be completely out of character for the area and very imposing with its 6 floors. The design in no way fits with the architecture of Dartmouth Park.</p> <p>From my own experience of planning applications that were small and not visible from the road but were rejected on the grounds of this area being a conservation area, I am struggling to understand how this large development supports and aligns with that in any way.</p> <p>It also feels wrong to level a functioning and historic family home rather than preserve it, especially in light of what is proposed to replace it.</p>
2025/1375/P	T. Wang	58a Dartmouth Park Road London NW5 1SN	28/04/2025 20:30:28	OBJ	<p>I have no objection in principle to a multi occupancy building on this site, but this proposal is too large, domineering and out of place here. It will actually tower above the houses near it and will produce parking problems unless cars are obligated to park in a basement provided. Please ask them to reduce overall size of the building, and certainly the height. , Will some of the flats be affordable'?</p>