

Application N	Consultees Name	Recipient Address	Received	Comment	Response
2025/1375/P	Alexander Coffey	8 Dartmouth Park Road  NW5 1SY NW5 1SY	01/05/2025 08:30:42	COMMNT	<p>Alex Coffey 8 Dartmouth Park Road London NW5 1SY</p> <p>RE: Objection to Planning Application 2025/1375/P – Lamorna, Dartmouth Park Road</p> <p>Dear Sir/Madam,</p> <p>I write to OBJECT to planning application 2025/1375/P for the redevelopment of Lamorna, Dartmouth Park Road, NW5 1SU.</p> <p>Conservation Area and character of the street</p> <p>The Lamorna site sits within the Dartmouth Park Conservation Area, an area rightly protected for its special architectural and historic character. The current dwelling fits sensitively into the streetscape in terms of scale and does not crowd the properties around it.</p> <p>The proposed new building is much higher than any other in the neighbourhood and would be completely out of keeping with the scale of buildings on this stretch of the road. The development's scale is particularly egregious because it is adjacent to a much smaller scale property, First House. The height and excessive volume of the proposal would dominate the street and undermine the character of the area.</p> <p>I note that previous owners of Lamorna had submitted plans to Camden Council to build a single-storey extension above the garage, simply to create an extra bedroom, and that these were rightly rejected on more than one occasion. It is extremely difficult to understand, therefore, how a much more intrusive five-storey scheme is now being proposed on the same site. This creates a real sense of inconsistency and adds to residents' concerns that this proposal simply does not respect the established context of our Conservation Area.</p> <p>Moreover, the design itself is completely out of keeping with the surrounding architecture. The proposed building has a very modern appearance, dominated by large expanses of glass and sharp lines. This is not characteristic of this part of the Dartmouth Park Conservation Area, where buildings are generally more traditional in style. The contrast would be jarring within a street scene defined by period properties, including Victorian and early 20th-century homes. The visual impact of such a modern structure in this context would seriously undermine the architectural integrity of the area.</p> <p>Several members of the Camden Design Review Panel have already raised strong concerns about the height and bulk of the proposal, and its failure to relate to the neighbouring properties, particularly First House. These concerns echo those raised by residents and underscore the lack of sensitivity in the developer's approach.</p> <p>Overdevelopment and impact on neighbours</p>

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					<p>affordable housing. That is especially disappointing given the scale of the development and the disruption it will cause. There is no community benefit being delivered here – only private profit. It should be noted in this context that the developments appear to be targeting a 50% IRR on their investment!</p> <p>At a time when Camden is striving to build mixed, sustainable, and affordable communities, this application fails to meet that goal in any way.</p> <p>Conclusion</p> <p>In conclusion, this proposal is a clear case of overdevelopment, an attempt to build too much on too small a site, in a sensitive conservation area. It would harm neighbours, undermine the character of the street, damage local trees and wildlife, and would not be delivering the affordable homes that our community desperately needs.</p> <p>There can be no justification for approving this application and I therefore urge Camden to reject it.</p> <p>Kind regards,</p> <p>Alex Coffey</p>

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2025/1375/P	Alexander Coffey	8 Dartmouth Park Road  NW5 1SY NW5 1SY	01/05/2025 08:30:43	COMMNT	<p>Alex Coffey 8 Dartmouth Park Road London NW5 1SY</p> <p>RE: Objection to Planning Application 2025/1375/P – Lamorna, Dartmouth Park Road</p> <p>Dear Sir/Madam,</p> <p>I write to OBJECT to planning application 2025/1375/P for the redevelopment of Lamorna, Dartmouth Park Road, NW5 1SU.</p> <p>Conservation Area and character of the street</p> <p>The Lamorna site sits within the Dartmouth Park Conservation Area, an area rightly protected for its special architectural and historic character. The current dwelling fits sensitively into the streetscape in terms of scale and does not crowd the properties around it.</p> <p>The proposed new building is much higher than any other in the neighbourhood and would be completely out of keeping with the scale of buildings on this stretch of the road. The development's scale is particularly egregious because it is adjacent to a much smaller scale property, First House. The height and excessive volume of the proposal would dominate the street and undermine the character of the area.</p> <p>I note that previous owners of Lamorna had submitted plans to Camden Council to build a single-storey extension above the garage, simply to create an extra bedroom, and that these were rightly rejected on more than one occasion. It is extremely difficult to understand, therefore, how a much more intrusive five-storey scheme is now being proposed on the same site. This creates a real sense of inconsistency and adds to residents' concerns that this proposal simply does not respect the established context of our Conservation Area.</p> <p>Moreover, the design itself is completely out of keeping with the surrounding architecture. The proposed building has a very modern appearance, dominated by large expanses of glass and sharp lines. This is not characteristic of this part of the Dartmouth Park Conservation Area, where buildings are generally more traditional in style. The contrast would be jarring within a street scene defined by period properties, including Victorian and early 20th-century homes. The visual impact of such a modern structure in this context would seriously undermine the architectural integrity of the area.</p> <p>Several members of the Camden Design Review Panel have already raised strong concerns about the height and bulk of the proposal, and its failure to relate to the neighbouring properties, particularly First House. These concerns echo those raised by residents and underscore the lack of sensitivity in the developer's approach.</p> <p>Overdevelopment and impact on neighbours</p>

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2025/1375/P	Declan O'Brien	11 Croftdown Road	30/04/2025 10:14:49	OBJ	<p>I would like to object to this project. Mostly, my problem is one of scale but also volume. It is way too tall and too large for the conservation area.</p>
		NW5 1EL NW5 1EL			

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2025/1375/P	David Pitt-Watson	23 Dartmouth Park Road	30/04/2025 15:54:33	OBJ	<p>I wish to object to this planning application. I should begin by noting that have no in principle objection to the development of futher accommodation in Dartmouth Park. However, despite the advice given by HCUK, this building is out of keeping with the architecture of Dartmouth Park Rd, which sits within the Dartmouth Park Conservation area.</p> <p>I find HCUK's conclusions difficult to credit. For example in para 5.7 they suggest that this is a 4 storey building (it fact it has 6). They claim it will "sit comfortably within the existing street scene", and "enhance the conservation area". Yet the architecture bears little resemblance to the victorian villas it will sit beside--which have similar style. The front elevation is not of brick (except trivially), as suggested in the report. There is no discussion of the rear of the building etc.</p> <p>So might Camden require that the building be of a design which does "enhance the conservation area", or at least does not detract from it? The loss to present and future generations from failing to do so will be very considerable.</p> <p>And can we be assured that decision makers at Camden have received reports which are accurate and balanced in assessing the proposals made. I am not an expert in building matters, but fear that if the report by HCUK is not fully balanced in its assessment, the same may be true of other parts of this application.</p> <p>Thank you.</p>

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2025/1375/P	Patrick Lefevre, DPCAAC	35 Dartmouth Park Road London NW5 1SU	01/05/2025 00:28:33	OBJ	<p>Response to the council's invitation to the Conservation Area Committee to comment on the impact of the proposal to redevelop the Lamorna site:</p> <p>The open character of the Conservation Area is mainly secured by the distancing of all building lines when the land was reclaimed. The intention from the very beginning was to avoid typical speculative back-to-back areas. Within that structured openness each road contributes to the heritage significance and open feel of the area.</p> <p>In the case of Dartmouth Park Road, all the main buildings were built on low ground beside the raised road. All these buildings are set back from the road, first to allow for front gardens and secondly to allow for light wells for the ground or garden floor level.</p> <p>The arrangements are mirrored on both sides of the road. The effect of this is to create an impression that the road is wider than it is in fact. Lady Dartmouth took advantage of this to continue planting her large plane trees in the road, something she had started in front of the Georgian terrace when she enclosed the land.</p> <p>The openness of Dartmouth Park Road is further reinforced by the fact that the mirrored pairs of villas are detached with wide gaps between the paired villas. This has the effect of sharing the long spaces behind the houses. Through these gaps, it is possible to see the backs of the distant line of houses.</p> <p>In the case of the applicant site, the open land behind the road slopes away downhill to the south and west. Viewed from the modest terrace in Chetwynd Road, itself an unharmed good example of positive building in the Conservation Area, the land slopes upwards, meaning the applicant building is on top of the slope and would be unacceptably oppressive to its neighbours. The applicant's building would be contrary to the whole purpose of the initiative of separate building lines.</p> <p>Dartmouth Park Road is broadly typical of the Conservation Area roads; for example, in the next road, Boscastle Road, the houses are similarly situated back behind gardens.</p> <p>So strong a feature is this setback and adjacent opening between buildings that even in the site created by Mr Hitler's bombing in Dartmouth Park Road it is respected. Particularly at this time of year, the front gardens are a riot of colour from blossom trees and from flowered shrubs and from the wisteria creepers which soften the facades of buildings. The current site for the application building already contains a set back and garden, it is just that the developer has chosen to develop over it.</p> <p>In the one exception to the mirroring of the set back building line and gardens, we find instead the long garden of the Grove Terrace buildings. These stretch back the length of the terrace and the length of Boscastle Rd and explain why number 1 Dartmouth Park Road is the first house on that side of the road.</p> <p>The open land behind the houses and gardens continues to perform its traditional functions of</p>

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2025/1375/P	Mrs Amidon	102 Chetwynd Road  NW5 1DH NW5 1DH	30/04/2025 10:41:36	COMMNT	The building fails to preserve and enhance the the character of the Dartmouth Park Conservation Area due to it's height, bulk and mass. It is an over development of this small site and it would result in an unsympathetic and dominant addition to the the area. Over looking and loss of daylight to the neighbouring properties would also be a major issue.
2025/1375/P	Jill Lawrence	19 Grove Terrace NW5 1PH	30/04/2025 11:16:44	INT	<p>Dartmouth Park.</p> <p>Planning Application 2025/1375/P.</p> <p>For the redevelopment of the site of Lamorna, Dartmouth Park Road.</p> <p>LaMorna is a charming small detached 1930's home set in the historic Victorian Dartmouth Park conservation area on a very small infill site, previously a garden. Dartmouth Park being a quiet conservation area of handsome Victorian villas, wide streets and many deciduous trees. It is important to compare the space and airiness of this conservation area when judging the density of style of this proposal.</p> <p>LaMorna is built on this very small site, squeezing up to the First House on the right, where there is barely any space between them, and backing directly onto the small gardens of Chetwynd Villas at the rear.</p> <p>It is obvious that the site is far too small to accommodate this proposed oversized 6 storey block of flats.</p> <p>The proposed development is not only ugly and visually imposing, it is too dense, too high, too bulky, sitting too closely to and overshadowing its immediate neighbours as well as being totally out of keeping within this conservation area. It is obvious that the developers are greedily trying to squeeze way too much out of what is an inappropriate site for such a development. In doing so they are creating a concrete monstrosity which would inappropriately increase the density of the buildings in this open spaced conservation area.</p> <p>This development should be rejected on the grounds of inappropriate density of the building in relation to the size of the site.</p> <p>The height would overshadow the gardens and houses of Chetwynd Villas behind, depriving them all of direct sunlight. These gardens are West facing therefore, no sun past 3pm would reach these properties. The rear facing rooms of Chetwynd Villas would likewise lose an enormous amount of natural light.</p> <p>This development should be rejected on the grounds of deprivation of the right to light of Chetwynd Villas.</p> <p>The window height of the upper floors of these flats would also invade the privacy of the gardens of nos 1-5 Grove Terrace and the houses on the opposite side of Dartmouth Park Road. These houses are 3-4 stories above ground but their privacy would be seriously compromised by a 6 storey block of flats.</p> <p>This development should be rejected on the grounds of invasion of privacy of the above dwellings and their gardens.</p> <p>A building of such density, with no incorporated ground level green space around the building would be creating an ugly, dense concrete president in this green and leafy conservation area. We strongly object to this development on all of the above grounds.</p> <p>Jill &amp; John Lawrence. 19. Grove terrace. NW5 1PH</p>

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2025/1375/P	Christopher Neoh	17 COLLEGE LANE  NW5 1BJ NW5 1BJ	30/04/2025 19:40:00	OBJ	Out of keeping with Dartmouth Park Conservation Area character. Roof line will be altered and obtrusively higher than houses on both aspects. Does it have to be so massive and occupy almost the entire plot? What has happened to Camden policy on affordable housing?
2025/1375/P	Councillor Anna Wright	72 Lady Somerset Road NW51TU	30/04/2025 15:14:13	COMM	<p>As Ward Councillor for Highgate, I wish to put on record my support for some of the concerns raised by local residents with regard to this planning application.</p> <p>My concerns relate primarily to the risk of loss of light and loss of privacy for neighbouring homes, most particularly the impact on immediate neighbours in Dartmouth Park Road and also those properties along Chetwynd Road where the new build appears to represent a significant risk of overlooking from windows in the rear elevation.</p> <p>Local people are concerned about the height of the building in comparison to the neighbouring terrace and I share their concerns. There is also a need for reassurance that the basement excavation will not compromise neighbouring properties.</p> <p>I also have concerns about the impact of construction and would ask planners to seek the strongest reassurances that there will be mitigations to protect local residents from dust and noise and disruption during demolition of the existing building and then construction of the new building.</p> <p>I wish to seek assurances that the developers will adhere to the highest possible standards in terms of reducing carbon release through demolition and to high standards of energy efficiency and environmental sustainability in the proposed new building.</p>