

To the Camden Council Planning Committee,

Our family lives at 3 Chetwynd Villas, Chetwynd Road, NW5 1BT. Our three children attend Brookfield Primary and Acland Burghley. Our garden looks over onto Dartmouth Park Road, a quiet residential street in the Dartmouth Park Conservation Area of two- and three-storey houses and semi-detached villas with gardens. It is a family area where we love living. The Lamorna Development, as we assume you know, is a proposed *five- storey+ basement block of flats filling the entire lot on Dartmouth Park Road and including no garden*. This would loom over ours and our neighbours' small gardens.

Camden Planning Guidance Amenity 2.14 states

'Developments should ensure that the proximity, size or cumulative effect of any structures avoids having an overbearing and/or dominating effect that is detrimental to the enjoyment of their properties by adjoining residential occupiers.'

Lamorna sits on a site created by the sale of the gardens of Grove End House and Lynton Villas in the 1930s. The Chetwynd Villas two-storey homes were built along the south side; Lamorna was built at the same time on the north side.

In the 1990s, First House at the end of the Villas was built. At the time, Camden stipulated that height and depth of First House should match Lamorna and should respect the height and scale of Chetwynd Villas. *Any building on the Lamorna site should respect the scale of Chetwynd Villas and First House.*

The Proposed Block of Flats is Inappropriate in a number of ways

- TOO HIGH

To the east on Dartmouth Park Road are blocks of 3 storeys consisting of 2 villas

To the west and opposite are 2 storey houses.

(Page 26 of the Design and Access Statement shows the surrounding houses as being 3,4 & 5 storeys high—this is inaccurate and misleading. Eg, Chetwynd Villas are 2 storeys high - not 3, and the opposite house, 2 Dartmouth Park Road is 2 storeys high, not 4. There are no 5 storey buildings on Dartmouth Park Road)

Above 2 storeys the proposed tower will compromise the privacy of houses on Chetwynd Road, Grove End House, Lynton Villas and First House & No 1 Dartmouth Park Road

- TOO DEEP and NO GARDEN

The proposal fills the entire site – aside from a small area for a lightwell front and back
The only outside amenity is small balconies on the front elevation and deep lightwells front and back

There is NO PRECEDENT in the street where a block fills an entire site with no garden
It will cause overlooking & privacy issues and destroy the Green Corridor that runs along the backs of the houses from Grove End House/Lynton Villas to York Rise

- ELEVATIONS

The developers claim that the front elevation has drawn on features from the street.
This proposal bears no relation to the period houses on the street.

There is no precedent in the street for terraces/ balconies at every level on the front