

**From:** Lorna Russell (Cllr)  
**Sent:** 03 May 2025 15:08  
**To:** Planning  
**Cc:** Daren Zuk  
**Subject:** Objection to 2025/1375/P

Dear Sir/Madam,

I write to **OBJECT** to planning application 2025/1375/P for the redevelopment of Lamorna, Dartmouth Park Road, NW5 1SU – which proposes demolishing the existing house and replacing it with a five-storey block of six flats (at street level), plus a full basement.

### **Conservation Area and character of the street**

Lamorna sits within the Dartmouth Park Conservation Area, an area rightly protected for its special architectural and historic character. While the current house at Lamorna may not be to everyone's taste, it fits sensitively into the streetscape in terms of its scale, massing, and design, sitting comfortably between First House and the neighbouring villas.

The proposed new building is far too tall and bulky. At five storeys high from the street, plus an additional basement, it would be completely out of keeping with the scale of buildings on this stretch of Dartmouth Park Road, particularly given the smaller scale of First House next door and the modest nature of the buildings in this part of the Conservation Area. The height and excessive volume of the proposal would dominate the street and undermine the character of the area.

I am concerned too about the plans to build the block to the edge of the pavement, which is out of keeping for the Conservation Area. This would also inevitably cause the construction vehicles to take up space on the pavement and road, the latter of which is a vital route for ambulances and emergency vehicles.

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 (reference: 2007/1042/P). It is extremely difficult to understand, therefore, how a much more intrusive five-storey scheme, plus full basement, 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.

I am further concerned that 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, which are not characteristic of this part of the Dartmouth Park Conservation Area, where buildings are generally more traditional in style. No other property nearby uses this much glazing, and 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.

It's also worth noting that the Camden Design Review Panel was not unanimously impressed by the scheme. Several panel members 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 local residents and underscore the lack of sensitivity in the approach proposed by developers.

### **Overdevelopment and impact on neighbours**

This proposal tries to fit too much development onto a relatively small site. It would introduce a large, overbearing block that overshadows and overlooks its neighbours, especially the homes and gardens nearby to it on Chetwynd Villas, Dartmouth Park Road, and Highgate Road. The proposed height and depth would result in a significant loss of daylight, sunlight, and privacy for surrounding properties.

Developers have paid very little attention to the impact on homes to the rear, offering only a basic daylight study and inaccurately claiming that Chetwynd Villa gardens face north, when they are actually north west-facing. This means the proposal would block valuable evening light, something that hasn't been properly assessed.

The current house sits a reasonable distance away from neighbouring homes, with around 17.7m of separation. This scheme would reduce that to just 14.7m, while also rising to a height of 15m. That's a significant and overbearing increase in massing that would be felt very strongly by surrounding residents.

This building would look directly into the homes and gardens of nearby properties, including 1 Dartmouth Park Road, Chetwynd Villas, and several flats at Grove End House on Highgate Road. This is a real concern for the families who live there and who currently enjoy a level of privacy that would be completely lost.

If Camden is minded to approve anything here (which I strongly oppose), there must be proper conditions to prevent intrusive overlooking, such as fitting all rear-facing windows above the first floor with obscure privacy glass and restricting openings below 1.7m.

### **Environmental and infrastructure concerns**

Construction of this scale – particularly with a full basement – would cause serious disruption to the local area. Noise, dust, vibration, and increased vehicle movements over what could be two years of building work will have a huge impact on residents, pedestrians, and wildlife. There will be ongoing noise pollution from the proposed mechanical plant and heat exchangers too, which has not been properly assessed.

Adding six new flats will also place additional pressure on local infrastructure: increased demand on sewerage, more bins (at least 12), and potentially more cars parked on Dartmouth Park Road, whether from residents or their visitors. This will exacerbate existing pressures in the area.

Furthermore, there are also important trees that could be damaged by this scheme, including a mature, protected hawthorn tree and a large Ginkgo at the rear of nearby gardens. I note that this application includes no Arboricultural Impact Assessment and gives no assurance that tree root zones will be protected during excavation. Camden must request this as without it the trees are at risk.

### **Absence of affordable housing**

Camden faces a serious housing crisis, and new developments must help address that by delivering genuinely affordable homes that meet local need.

This application does not do that. The homes proposed here will be expensive luxury flats, not 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.

At a time when Camden is striving to build mixed, sustainable, and affordable communities, this application fails to meet that goal in any way.

### **Conclusion**

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.

There can be no justification for approving this application and I therefore urge Camden to reject it.

Kind regards,

**Cllr Lorna Jane Russell**  
Highgate Ward Councillor  
Camden Green Party