

[REDACTED]

From: [REDACTED]
Sent: 02 May 2025 17:18
To: Planning; darren.zuk@camden.gov.uk; [REDACTED]
Subject: [REDACTED]
OBJECTION TO PLANNING APPLICATION 2025/1375/P FOR THE REDEVELOPMENT
OF THE SITE OF LAMORNA ON DARTMOUTH PARK ROAD NW5

[REDACTED]

OBJECTION TO PLANNING APPLICATION 2025/1375/P FOR THE REDEVELOPMENT OF THE SITE OF LAMORNA ON
DARTMOUTH PARK ROAD NW5

BENEDICT CUMBERBATCH AND SOPHIE HUNTER MAY 2025

We are objecting to the planning application for the redevelopment of the site of Lamonra on Dartmouth Park Road for several reasons.

The proposed redevelopment is out of keeping with the architectural style of the area and will disrupt the aesthetic of the street but will be directly in opposition to the nature of a conservation area, due to its size, as well as its architectural details. You only have to look at the adjacent properties to see the difference in style, materials, colours and feel to the local area.

Another concern is over development on a site that is too small and does not have the infrastructure to cope, especially with strains on local resources. There is already limited parking on the road and the traffic can be heavy. We want this to continue being a road that has awareness for its more elderly residents and also children and by adding this development, the roads will not be as safe. This is before you start to address the issues with dust, noise, light, pollution and security hazards and risk this introduces to the area.

We are also concerned about privacy on the road it faces but also Chetwynd Roads residences that it will tower over as it is at a point where Dartmouth Park Road and Chetwynd Road narrow to a closer proximity, hence the current Lamorna building is considerate of those conditions. The new development will dwarf houses on both roads, this will have an effect on the residences rights to privacy in their gardens and the interior of their homes as they are overlooked at several heights and angles. The proposed building goes well above and beyond the existing height of any property in the area. The windows and balconies will proceed to look directly onto adjacent properties and gardens. Furthermore, due to the height of the proposed building, this will affect daylight and sunlight that residents currently receive in their homes and gardens.

The daily life of the existing residents will be impacted because of the additional services now required to serve this property. New electricity, water and drainage works will be required which has not been considered. Plus, the location of the rubbish and recycling is not defined which is a major concern for this very clean road – where will the bins for six flats be located.

The approval of this planning would also set a precedent for the area. For example, could I now demolish my property and replace it with flats and not require the same extensive planning approval. Or worse, the properties that are located behind this proposal on Chetwynd Road could apply to be demolished with an even bigger property that this proposal being submitted to form a MEGA development.

Benedict Cumberbatch & Sophie Hunter