

Dear Daren,

I hope you are well.

My partner and I are purchasing a flat at 17 DPR and therefore were not aware of the above development which I can see has had somewhat positive reviews at the last Design Review Panel (12/04/2024.) I'm sure you will have many consultation responses to wade through, and I can see both sides of the coin with the need for more housing (especially family – we are currently working out how to accommodate ourselves and our daughter in a flat that we can afford and with reasonable commute/nursery/primary school access), but also the need to respect conservation areas especially so close to Hampstead heath where I'm sure development pressure is strong.

The section of DPR that the new development is to take place on is I understand many families' preferred (quiet and safe) route to nursery/school/the overground, so I hope that the proposals can be seen in this light. It does seem that the current building does not add specific value, but I understand that the value of street scenes and features of conservation areas as a whole can rely on the height/massing of buildings. I hope that an experienced heritage consultant is duly sought (under the PLBCA s72) in making this decision, as it seems to be highly impactful not only to proximate neighbours, but indeed across the conservation area.

I hope you will consider these out of time comments, as we simply were not aware of this, and I look forward to updates on this matter, through the planning portal or otherwise.

Best,

Alex Wright