

Henry, Genna

From: Michael Port [REDACTED]
Sent: 10 July 2015 15:48
To: Planning
Subject: PA 2015/2902/P - [REDACTED]

Dartmouth Park Conservation Area Advisory Committee

PA 2015/2902/P 76 Croftdwon Road, NW5 1HA.

We object to this application.

The officer's pre-application advice was based on a fundamental lack of knowledge of this very significant 1920s estate, the Brookfield 'Homes for Heroes' Estate designed as similar to Hampstead Garden Suburb, by A. Thomas, Lutyens' right-hand assistant. To approve this application would be entirely to justify the English Heritage inspector's remark when application was made for listing the Estate, that Camden's management of it ruined its chances.

However, 76 Croftdown Road is among the houses listed as making a positive contribution to the Conservation Area in the *Appraisal & Management Statement*.

These buildings were very ingeniously designed to present the appearance of houses, semi-detached or terrace, though in fact flats and maisonettes

interwoven, with communal grounds and service paths at the rear, enabling rubbish collection and access to drains and sewerage.

The proposed extension will cover the service path, so that sewer and drains for adjoining properties will lie under the extension. Furthermore the proposed excavation to decrease the apparent height may well impact such services.

With its facade of sliding doors and full-length window the proposed extension will fundamentally and adversely affect the character of the hitherto homogeneous block. Its roof also introduces a new material to the detriment of the adjoining properties.

These changes would serve as a dangerously disruptive precedent throughout this largely homogeneous estate, to the harm of the Conservation Area, and should therefore be rejected.

M.Port, for DPCAAC.



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