
Conservation Area Advisory Committee

Advisory Committee	Dartmouth Park
Application ref	2015/4994/P
Address	Flat 14 Heath Lodge St Alban's Road London NW5 1RD
Planning Officer	Kristina Smith
Comments by	24 March 2016
Proposal	Replacement of a single glazed timber window with a double glazed timber door to front of the property at lower ground level.
Objection	Yes
Observations	<p>This is an extraordinarily shoddy, inaccurate and misleading application.</p> <p>The address is wrongly given: it should read 'Flat 1, Heath Lodge, 4 St Albans Road...'</p> <p>The Access and Design Statement contains gross inaccuracies that unless controverted would mislead those considering the application.</p> <p>Nos 2 ('The Cedars') and 4 ('The Limes'), St Albans Road, are, as stated in the DPCA Appraisal and Management Statement a pair of Victorian houses of c.1850, to which an unsightly addition of flats (Heath Lodge) was made c.1970 on vacant ground (NOT on bombed site, as alleged in this application - see London Bomb Damage Maps at London Metropolitan Archives, and recently published). The assertion that they are a neo-Georgian block of flats of the 1920s is grossly false.</p> <p>A neo-Georgian alteration would therefore be out of character and harmful.</p> <p>The window proposed for conversion to a door is visible from the street, as indeed some of the application photographs show.</p> <p>If converted to a door (of an appropriate character) it would open only on a narrow gully quite unsuitable for access.</p> <p>As the downwards extension of the window to be converted would merely front the further wall of the gully, it would supply very little in additional light, the alleged purpose of the change.</p>

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Examination of the first plan suggests that the purpose of the alteration may be to enable the use of the existing flat No1 as two self-contained units.

The proposed alteration would adversely affect the balance of No.4 (The Limes) with its semi-detached partner, harming the CA.

This unnecessary and harmful change in this distinguished pair of 1850s houses should not be made; However, were the Council minded to consent, the seriously false statements in the Access and Design statement should not be allowed to pass without correction.

Documents attached

No details entered

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