

**Gentet, Matthias**

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**From:** Fowler, David  
**Sent:** 06 January 2017 08:49  
**To:** Planning  
**Subject:** FW: [DPCAAC-notify] Highgate Newtown Community Centre 2016/6088/P

Please upload objection,

Thanks,

David

**From:** Nicholas Bradfield via DPCAAC-notify <[dpcaac-notify@dartmouthpark.org](mailto:dpcaac-notify@dartmouthpark.org)>  
**Date:** 4 January 2017 at 16:55:25 GMT  
**To:** <[david.fowler@camden.gov.uk](mailto:david.fowler@camden.gov.uk)>  
**Cc:** [dpcaac-notify@dartmouthpark.org](mailto:dpcaac-notify@dartmouthpark.org), DPCAAC-planning <[dpcaac-planning-bounces@dartmouthpark.org](mailto:dpcaac-planning-bounces@dartmouthpark.org)>  
**Subject:** [DPCAAC-notify] Highgate Newtown Community Centre 2016/6088/P  
**Reply-To:** Nicholas Bradfield <[REDACTED]>

Dear Mr Fowler

Below are the comments of the Dartmouth Park Conservation Area Advisory Committee.

Design and Character

(1) Scale and mass

The scale and mass of the proposed development would disrupt the area, particularly in the context of the low-rise terraced housing to the North and East of the HNCC Site. The area at present is characterised by small scale development, with good spaces and distances between developments.

(2) Overdevelopment

The proposed development would be overdevelopment of the HNCC Site. The proposal is for buildings right up to the boundaries of the site, crowding the existing buildings.

(3) Impact on listed and important buildings

The proposed development would have a serious adverse impact on the listed buildings at 22-32 Winscombe Street, which would be dominated, over-shadowed and over-looked by the proposed development. These listed buildings are important components of the Conservation Area and are specifically referred to in the Plan as noted above.

(4) Inadequate access

The proposed development does not provide for adequate vehicle access or for sufficient space for vehicles to turn. This is a consequence of the overdevelopment mentioned above.

5) that the Plane tree at the Croftdown Road end of the site be preserved

6) that the colour of any brickwork blend with orange of the Croftdown Road blocks and 'Homes for Heroes' and also that the cobble stones in Bertram Street be preserved during any building works, as in Little Green Street, part of the College Lane development.

Please acknowledge receipt

Regards

Nick Bradfield for DPCAAC

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DPCAAC-notify mailing list

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