

From: [REDACTED]
Sent: 16 May 2018 16:23
To: Planning
Subject: Planning Objection: 2018/1528/P

We are writing to you directly as the commenting feature for proposed developments on the Camden website is currently not working.

We would appreciate this objection be passed to the relevant team and logged.

Application Number: 2018/1528/P
138-140 Highgate Road, NW5 1PB

“Demolition 138-140 Highgate Road and erection of a three story terrace building.”

We object to the proposed development.

It is our strong belief that this land should be returned to public use, and re-instated to it’s previous condition of public greenspace, and not re-developed.

As noted by Camden Council in previous planning applications, the site “falls within existing Historic Open Space”

Specific to the proposed development:

It our my strong view that materials used should be in keeping with the local building landscape. The design should either be whole sympathetic to neighbouring properties or significantly different with strong modern architectural merit to enrich the Dartmouth Park conservation area.

The proposed design is neither sympathetic or worthy of architectural merit. It fails to preserve the character and appearance of the Dartmouth Park Conservation Area, or the setting of the listed buildings which overlook the Grove Terrace Squares”, specifically:

East side of Highgate Road:

- ∞ Denyer House (1940’s)
- ∞ Grove End House (1860’s)
- ∞ Grove View Apartments (Converted Baptist Church) (1860’s)

West Side:

- ∞ Victorian properties on the west side (1880-1910’s)

Further, the proposal in design and materials (dark red brick) seeks to echo the railway bridge crossing Highgate Road. This is misplaced being perpendicular to, and displaced from the bridge itself. In effect it presents an undesirable folly.

We encourage the planning authority to reject the proposed designs, and request design changes which will enhance the Dartmouth Park conservation area.

We believe the proposal fails under the current Camden Local Plan Policy (July 3, 2017), including:

https://www.camden.gov.uk/ccm/cms-service/stream/asset/?asset_id=3655163&

Under Policy **Policy D1 Design**, the proposal fails to:

- ∞ Respect local context and character;
- ∞ Preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;
- ∞ comprise details and materials that are of high quality and complement the local character;
- ∞ consider the wider historic environment and buildings, spaces and features of local historic value
- ∞ character, setting, context and the form and scale of neighbouring buildings.

Regards,

