

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/3461/P	Andrew Peckham	01/10/2020 17:56:54	AMEND	<p>While the overall package is well documented I have serious reservations about the efficacy of the design 1) in terms of the detail of its urban impact 2) the relationship between public and private, and 3) the institutional planning and the organization of the complex as a whole. The planning strategy of the three individual blocks set back into the space of the site surrounded by greenery (the so called 'zone of defensive planting' will quickly become something else) is questionable. There is little formal recognition of the differing character of the three sides of the site or of exploiting its change of level. The open corners of the composition with their screened external stair towers lack formal definition, and the space to the north is as weakly handled as at present (an unprepossessing space for a private entrance). Little thought seems to have been given to the complex's relation to the adjacent housing. This is a small scale version of problematic modernist planning. Overall there is little sense of hierarchy or of elaboration of threshold conditions (reception is not generous), and not much sense of integration (aside from the palette of materials which is fine, although why choose unarguable 'green'? A different hue/colour for each block might be preferable?). The continuous deck access on the upper levels is a discredited model with unfortunate connotations, whether C19th model dwellings, prisons, or when applied to social housing. Access to each block could well be separate, and the (so called) studios, particularly, organized around staircases. The hostel as a building type is sociologically caught between being a temporary refuge and providing the promise of permanent accommodation with a degree of stability. Put bluntly the existing scheme would look at home in a business park. Its appearance is otherwise normative and in its own terms carefully detailed. Inside, the court deserves an idea about its landscaping rather than planning ideograms. The existing building at least had the vestige of a sculptural identity, but the same problem with corners. I strongly support the much needed programme for a new hostel, but it is a lost opportunity in terms of its organization and character (doubtless the architects were constrained by institutional norms and cost limitations). A three dimensional drawing would have been helpful. Bearing in mind the current demolition of the community centre down the road a demolition strategy would be reassuring (maybe I missed it).</p>
2020/3461/P	Jane Steedman	04/10/2020 15:58:49	OBJ	<p>I have attended both open consultations and submitted comments which seem not to have affected the plans.</p> <ol style="list-style-type: none"> 1) The purpose of the development, to provide housing for people at risk of homelessness with children and to keep them in the borough, is excellent. The proposed physical appearance as described, however, is unacceptable. The scale is also unacceptable. Any architect worthy of this project should make the building fit in - in colour and size. 2) To make it visually out of keeping with the area and particularly to colour it green is insensitive to the feelings of those living in it. How can occupants in sensitive circumstances feel unobtrusive? 3) To colour it green - presumably expensive - is to make the building an eyesore in the otherwise harmonious streetscape of terracotta-coloured brick, orange/yellows and light greys. I believe it is against conservation area rules. 4) The building is too high. The light in houses on the other side of Chester Road would be blocked. The view as you stand on Dartmouth Park Hill or walk up Chester Road is blocked. To build so high at this high point is shockingly insensitive. I believe it is against conservation area rules. Why not keep the roof line of the flats on Dartmouth Park Hill? 5) Some green areas suiting wild life are being covered over, against Camden's spirit.

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2020/3461/P	David Porter	04/10/2020 17:02:50	OBJ	<p>I object to the proposed demolition of the Chester Road Hostel. It is one of the few works of Bill Forrest, a significant member of Sydney Cook's architectural team employed by Camden Council in the 1970's. This small building is thoughtful, modest and sensitive, and makes a significant contribution to the architecture of the Welfare State and, in particular Camden Council's commitment at time to the development of Britain's architectural culture.</p> <p>David Porter, Emeritus Professor of Architecture at the Glasgow School of Art, and Professor of Architecture at the Central Academy of Fine Arts, Beijing.</p>

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2020/3461/P	Philip Lihou	29/09/2020 19:01:07	OBJ	<p>The planning application does not properly reflect neighbours concerns following the pre-planning consultation in regard to the concerns over the excessive height/ volume and density of the proposed new hostel and the materials specified. There will be real world, immediate, constant and long term detrimental effect on the local community and environment.</p> <p>There will clearly be a substantial reduction of light, blocking of outlook, overbuilt skyline and considerable enclosing of the street and increase in noise from the proposed hostel. The building will excessively dominate the area at the scale it is proposed. The amenities will be put under unacceptable pressures by the influx of so many new residents and the raised levels of residents and visitors noise and disruption to the community clearly detrimental.</p> <p>The issues I have with the proposals are as follows. I have also indicated architectural and material changes that should be given the most serious consideration and I urge the planning department to hold a local consultation of their own to understand the very real stress this proposal is giving the community.</p> <p>Height/ scale: 2 1/2 to 3 storeys elevation along Chester road- does not account for the roof elements so is actually higher with the the 4 storey elevation obstructing the green canopy and view up to highgate enjoyed for decades.</p> <p>The scale proposed allows for a number of residents that is out of proportion to the site and the local community and its amenities. The GP surgery already stretched will be forced to breaking point what if any discussion and allowance has been made for extra school places, parking, refuse collection and services (sewage etc). The hostel residents may not be allowed to own a car (no mention of motorbikes, mopeds etc) but they and visitors can obviously hire/ drive a car. We have no assurances how the residents will be not allowed cars, mopeds motorbikes etc. It is our experience that noise levels from residents and visitors to the hostel have been complained about many times by locals and that is with the existing much lower density of occupation.</p> <p>Solution: Reduce the scale/ height of the proposal to maximum 2 storeys/ reduce occupancy number substantially.</p> <p>Noise: We note the hostels residents have been considered regarding street noise. What provision has been made for the existing locals in relation to noise from the hostel? The outside courtyard/ space within the proposal will create a cone of noise, will there be consideration for locals from the hostel on children/ young people making noise into the early hours?</p> <p>Hostel wall insulation: what allowance for reduction of noise projecting into the neighbourhood?</p> <p>Solution: consider materials that provide noise cancelation on internal elevation of external walls or within the build-up of external walls.</p> <p>The green space running around the hostel (especially as shown in the illustration on Chester road will become a tap for refuse and dog mess.</p> <p>Solution: Fence these areas off- example as per development at junction Chester Rd and Rayden street.</p>

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				<p>What provision has been made to reduce noise from plant elements on the rooftops. Solution- these should be housed in the interior building in a plant room.</p> <p>Metal stairways and walkways...are the architects living in the real world! Metal mesh for walkways/ staircases is notorious for making noise and are the wrong material for regular traffic.</p> <p>Solution: Baffles in the centre courtyard, proper oversight for nuisance noise from residents, new material for walkways and staircases.</p> <p>Privacy. The windows along Chester Road and where possible on outward looking elevations should be angled reducing/ discouraging direct line of sight immediately across the streets/ roads into residents properties. Privacy that has been a treasured and integral part of this part of the immediate area around the existing hostel area, reflected in the desirability of the houses around the existing development and reflected in the valuation of the residential properties surrounding the existing hostel.</p> <p>Density. The size of the proposed apartments though no doubt to minimum requirements cannot be genuinely considered reasonable for the planned occupation by families. Notwithstanding transmission of viruses and in the event of future restrictions on movement but also for the stress of living in such cramped conditions. Minimum standard are just that and when considering real life conditions I see no reason why fewer and therefore larger living spaces cannot be designed. At one of the consultations the lead from the council advised the only brief was to get as many people into the space as possible. This scheme is clearly more about cramming as many people into this green, open and friendly community as possible with no proper regard for cohesion and assimilation of the existing and hostel residents.</p> <p>I strongly oppose the development of the hostel as proposed in the scheme being considered in planning. I have no issue with the proposed use for temporary accommodation for families and redevelopment of the existing building where it maintains the height of the existing structure on all three elevations/ sides of the plot.</p> <p>It is unreasonable to expect any community to accommodate such an increase in density of building and population with apparently no proper consideration for the comments from the community at consultation. There appears to be the only the very minimum adjustment made to the first ludicrously large scheme. The consultation process was unprofessionally, un-thoughtfully, handled throughout with inaccurate surveys, drawings and no brief except to get as many in as possible. The anger I witnessed felt by the community not assuaged in the slightest with the latest proposal.</p>
2020/3461/P	Agnes Stewart	04/10/2020 11:18:03	OBJ	<p>I am opposing the plan to demolish a sensitively designed Mental Health Unit blending in with the area especially as this is in a conservation area. The architect is Bill Forrest, one of the highly regarded team of Sydney Cook of Camden Council. The proposed buildings, in terms of height and mass, are far too large and domineering for this site in the heart of a residential neighbourhood, which is also a conservation area.</p> <p>∩ The proposed number of residents (up to 200 in 50 units) is too high, resulting in cramped accommodation.</p> <p>∩ The design of the facade is very poor, especially the shiny green tiles, with no connection or reference to the materials used in the area, such as the warm red, brown and yellow bricks of the surrounding streets.</p>

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2020/3461/P	LISA MCDIARMID	03/10/2020 12:53:54	OBJ	<p>This new development is way too large for it's corner position in this residential area which, in case you have forgotten, is also in a CONSERATION AREA. You have already ruined the existing building by painting it (shame on you) but the existing architecture should be protected as it is an important part of Sydney Cook's Camden, a big part of the history and appeal of our area.</p> <p>I object whole-heartedly to this development. The design is ugly and overbearing.</p>
2020/3461/P	Madonna Cendrowicz	01/10/2020 16:53:09	OBJ	<p>we have lived on Dartmouth Park Hill corner of Chester Road since 2001 and this new development would major disruption to the wellbeing of residents. This development is too high and large not to cause irreparable damage to the quality of the existing community and neighbourhood. The height will cut out sunlight, cause disruption to parking and amenities. It seems unacceptable to cram three large housing estates in such a small area. The area is already bursting at the seams and this would increase neighbourhood unease.</p>

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2020/3461/P	Sarah Marriott	03/10/2020 13:24:02	COMMNT	<p>The feedback I would like to give on this development primarily involves issues related to protecting and enhancing urban biodiversity. This is completely in line with the Council's declaration of an ecological and climate emergency last year.</p> <p>There is now very good evidence that urban green space contributes significantly to our health and wellbeing, making people feel better in numerous ways. However green space is also a critical habitat for the reducing numbers of other urban species, that require protection! We need to protect , expand and enhance green urban spaces to achieve both outcomes, including reversing wildlife's decline.</p> <p>Having viewed the landscape images, my first question is why it is necessary to cover such a large area of public space with primarily tarmac, covering over bare soil and restricting natural growth? No only does this interfere with natural drainage, it also fundamentally restricts all sorts of essential and natural biological processes including photosynthesis and regeneration. Planting across the maximum area possible should favour low input, native pollinator friendly species including flowers and trees.</p> <p>Secondly, there are many declining wildlife species that are however regular visitors to this area of Camden, adapted to an urban environment but now increasingly excluded due to modern building techniques. In particular, installing 'swift bricks' in the higher parts of this building, around the 'eaves', will encourage nesting of this aerial species that is now, due to declining populations in our cities, threatened. Swift bricks are cheap, easily installed and have been adopted by other local authorities and by at least one national commercial builder. This is a simple, cost effective solution that is likely to provide a measurable difference to the nesting opportunities for this species in this area. Other designs of nesting boxes will also provide unobtrusive and essential habitat to many other species. Are these intended too? They should be.</p> <p>Mature trees must be preserved. They are fantastic carbon traps, that have locked in carbon over many, many years. Further more, the more new native species trees that can be planted, providing further carbon sinking as well as badly needed urban wildlife habitat and food, the better. The buildings green appearance, as they appear in the plans, could much better be achieved through investment in a living green wall and/ or green roof. As a 'building material', living plants would bring considerably more aesthetic and wildlife value than the current plans achieve.</p> <p>All wildlife species require access to water. The Royal Horticultural Society, the Wildlife Trust and the RSPB suggest that access to a continuous and shallow supply of rainwater makes one of the most essential contributions to supporting urban wildlife. So, I urge you to think creatively about how this might be provided and sustained in this development. A commitment to working in partnership with these expert national organisations is likely to dramatically enhance its biodiversity value.</p> <p>Finally, I would like to see attention to adopting the concept of 'corridors' between green patches to avoid habitat severance. This is playing a significant part in the decline of many species everywhere, including in cities. The hedgehog, once relatively common in London gardens is now rarely seen in Kentish Town, and is threatened with extinction. It is a well known example of the damage that is done through the entirely necessary introduction of 'total barriers' to foraging areas. However, the same principle applies to many, many species, that rely on continuity and connection, from both the plant and animal kingdoms. I hope these well established lessons are being embraced in the design of this urban green space.</p>

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In summary, this project could be an urban biodiversity flagship, boldly adopting many of the hard lessons learnt of recent years about how wildlife can flourish and how easily this can be devastatingly disrupted. In my view, this development could go much further than the plans currently suggest to demonstrate a creative and innovative green space design.

This would not only enhance the wellbeing of the local community, including our new residents. It would address the crisis in urban wildlife's decline, and begin to reverse it. This can be achieved by prioritising simple measures that will protect soil and enhance the diversity and quality of wildlife habitats if these values are now placed at the heart of this residential development.

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2020/3461/P	James Davis	29/09/2020 18:40:43	COMMNT	<p>As a resident on a street adjoining the proposed development I still have number of concerns that are not adequately addressed in the planning proposal:</p> <p>1) The development is too big and does not fit with surrounding area. In the proposal summary it is stated that:</p> <p>"The replacement of an 'unremarkable' existing building by a building designed to restore residential character to the site, which incorporates the use of materials and façade design which is sympathetic to the surrounding Conservation and important views of the community".</p> <p>Not only is the proposed development at least 1 storey higher than all other surrounding buildings, the proposed construction materials are completely at odds with surrounding buildings. Whilst I clearly understand that there are cost constraints associated with the project a pre-fab building with green metal facade is in no way sympathetic to the surrounding Victorian and Edwardian red London brick houses on Chester road, Bramshill Gardens and the surrounding areas in Dartmouth Park conversation area.</p> <p>At the proposed 4 floors the building is also higher than all surrounding buildings, an issue that will be further exacerbated by the higher elevation of the site compared to surrounding areas. I would propose lowering the development by at least a floor, as proposed in the initial neighbourhood consultation.</p> <p>2) The development is too big and will put further strain on already stretched public services: The current proposal of 50 family units will materially increase residency within the local area, putting an increased requirement on:</p> <ul style="list-style-type: none">a) schoolingb) public transportc) parkingd) local health care / doctorse) refuse and waste disposal <p>Given that the planning document does not mention a proposal to increase capacity of these public service provisions I have concerns about impact for existing residents in the area.</p> <p>3) Disruption to traffic flow and noise during construction. With parking on both sides of the street and also being a bus route, Chester road is prone to severe traffic issues from lorries / building vehicles. What mitigation plans have been put in place for this?</p>

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2020/3461/P	Ron Nkomba	02/10/2020 10:19:08	OBJ	<p>Whilst I don't have an objection per se to the idea of the development and it's use for temporary accommodation, I do feel strongly that the 4 story scale is out of character and will be intrusive in this location. As an architect and neighbour I appreciate the need to develop this unused site, and to provide much needed housing/temporary accommodation, however there are a number of issues that are of concern:</p> <ol style="list-style-type: none">1. Massing on the corner of Chester Road/Dartmouth Park Hill - even though the initial scale is 3 storey, this quickly turns to a 4 storey stair and subsequent block. As seen in the CGI, this hugely interrupts and blocks the view of the Highgate cemetery skyline, and will possibly obscure the view to the spire of St Michael's Church Highgate. Not sure if this is within a protected view corridor but it is surely one that creates character for this area and losing this would be a travesty.2. Overshadowing of adjacent neighbours and the small square immediately adjacent to the north - the plans seem to come further north than the existing building, and with the larger scale these will hugely squeeze and overshadow the public realm directly adjacent. This is a well use and popular public amenity and circulation zone and I feel this will be adversely affected, as well as the gardens of neighbours at Colva Walk. Has a rights to light (not daylight and sunlight) study been carried out and is this available?3. Materials - I don't feel the proposed green terracotta tiling is actually in keeping with the local conservation area as has been stated by the architects - whilst this may refer to the patinated copper cupola of St Joseph's Church in the distance, it's an inappropriate treatment for a residential building of this nature. The building should respond to and make reference to it's immediate residential context, and should not aim to stand out or be different.4. External staircases - these feel prison like, like cages - possibly made external to save on internal floor area cost but not at all in keeping with the area. If external staircases are being considered one only needs to look to Bill Forrest & Oscar Palacios Highgate New Town Stage 2 staircases a little further down the road, which are delightful, well detailed interruptions to the terrace that bring life and joy to the street. The staircases proposed do not do this at all.5. Proactive suggestions - reference can be made to the Chester Balmore development by Rick Mather further down Chester Road - this is a high quality, well articulated and appropriately detailed brick modern intervention in the area. The hostel proposal is too loud, industrial, out of character, over-scaled and in your face for this conservation area, plus it ruins local views up to Highgate. Please reconsider the materiality, scale and how this building will sit within it's context. Many thanks.

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2020/3461/P	Abby Cronin	04/10/2020 11:25:54	INT	<p>1- Objection to the height of the proposed buildings. Too tall & taller than the current hostel on corner of Dartmouth Park Hill & Chester Road. Buildings on the corner should be no taller than the Victorian terrace directly opposite on Chester Road. Maximum height: three stories. The current plan is out of scale with the immediate neighbourhood.</p> <p>2- MAJOR objection to the hideous glazed GREEN tile facade shown in the CGI images in the plan. Change GREEN facade surface to an off-white/grey/neutral colour which will blend in well & be less conspicuous. Note: see block of new flats at the other end of Chester Road: they are neutral with a soft textured facade & complement the Chester Road streetscape. The facade of the new flats has weathered in well. By contrast: a GREEN GRAZED TILED facade does not blend in.</p> <p>3- Too many tenants: overcrowding raises concerns about providing adequate basic amenities, internal housing space, local school places, NHS surgeries, community facilities & much more.....</p> <p>4- COVID 19: High density of inhabitants in the development does not allow for social distancing. Residents will be crammed in & Covid-19 & related ill-health matters are likely to contribute to the spread of the virus & other health issues, eg. mental health.</p> <p>5- Does this development conform to the conservation area guidelines?</p> <p>6- Will the fabric of the building be of a high quality & well maintained?</p> <p>7- External open space & Internal space: Key priority is to build a green environment.</p>

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2020/3461/P	Jillian Clare Brown	30/09/2020 19:49:01	INT	<p>We are local residents (we live, with our family, directly opposite the Hostel) and support the idea of providing temporary accommodation to homeless families within LB Camden, but believe the current proposals require modification.</p> <p>The proposals require reduction and modification in terms of</p> <ol style="list-style-type: none"> 1. Building size, scale and appearance. 2. Density of use. <p>Building – Size and Scale</p> <ol style="list-style-type: none"> 1. The proposed solid 4 storey building on Dartmouth Park Hill is in LB Camden’s Dartmouth Park Conservation Area and directly adjacent to LB Islington’s St John’s Grove Conservation Area. It is unprecedented in height and volume. It is larger and higher than any of the buildings around it. It would double the height of the existing building, which is 2 storeys. <p>There are no neighbouring buildings with 4 storeys above ground level, on either Chester Road or Dartmouth Park Hill. These buildings only have 2 or (in just a few cases) 3 storeys from ground level. If there is a 4th storey, it is at basement level, below ground. The original consultation document was wrong/misleading in this respect. The buildings directly opposite, on Dartmouth Park Hill, are only 2 storeys high and the surrounding Dartmouth Park Hill buildings have only 2 storeys with a 3rd storey gable. Only the houses on the north side of Chester Road have 3 storeys.</p> <p>It is particularly surprising and inappropriate that the Dartmouth Park Hill elevation is proposed to be 4 storeys high. There are simply no buildings beside, or opposite, this elevation on Dartmouth Park Hill which are even a full 3 storeys.</p> <p>The size and scale of the building will dominate the area and obstruct existing views to the wooded Highgate ridge.</p> <p>The building is therefore not in keeping with the “residential” “semi rural” nature of the Dartmouth Park conservation area (Dartmouth Park Conservation Area Management Plan paragraphs 4.2 and 4.3)</p> <p>The proposed building would seriously overshadow Colva Walk. The walkway there would become dark and liable to attract antisocial behaviour. The walkway is used by small children going to Brookfield Primary school and already has significant fly-tipping problems. Making the walkway darker would contribute to those.</p> <p>The building would exclude afternoon daylight to the Islington side of Dartmouth Park, particularly to the ground floor flats at 74 – 78 Dartmouth Park Hill.</p> <p>Personally, we live directly opposite this site at 76 Dartmouth Park Hill, in a house with a 2 storey front elevation.</p>

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The proposed building will obscure the views of Highgate Ridge from our children's (second) storey bedrooms. It will allow numerous hostel residents to look directly into our children's second floor bedrooms from the residents' third and fourth floor rooms.

The proposed building will dominate our outlook. By contrast, the current building is unobtrusive and is set in attractive mature shrub and tree surroundings.

As such, the 4 storey building would cause substantial harm to heritage assets, contrary to Camden's Local plan, Policy D2 Heritage (see extracts below).

"The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss."

As substantial public benefit would be achieved (indeed, more effectively secured) by a lower, less dense, development on the same site, this larger, dense development cannot be permitted under Camden's binding Local Plan.

Indeed, the Camden Local Plan also forbids "bulky buildings" even outside conservation areas, where these can be seen from conservation areas;

"Local Plan - 7.48 Due to the largely dense urban nature of Camden, the character or appearance of our conservation areas can also be affected by development which is outside of conservation areas, but visible from within them. This includes high or bulky buildings, which can have an impact on areas some distance away, as well as adjacent premises. The Council will therefore not permit development in locations outside conservation areas that it considers would cause harm to the character, appearance or setting of such an area".

The Dartmouth Park Conservation Area Management Plan recognises that buildings which dominate views damage the conservation area. The Dartmouth West subsection lists the "Dominance of Crestview flats in views" as "negative features". The Crestview flats are also on Dartmouth Park Hill. The Crestview flats are listed as in the "Negative Buildings" section which are said to detract from the character or appearance of the Conservation Area.

Building Appearance

It would not be appropriate to use a dark colour for the proposed building. It would accentuate the disproportionate building size and would be out of character with all the buildings on the same side of Chester Road (including the new Balmore development which has used beige brick). The building is in an LB Camden conservation area and beside an LB Islington conservation area, the predominant characteristic of which is 1850-1890 yellow London stock brick faced Victorian gothic terracing.

The building should compliment the predominant building type in the conservation areas, not the somewhat

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anomalous small area of Edwardian red brick housing at the top of Chester Road. Indeed, the building should positively contribute to the Conservation area.

Overdevelopment

The site as proposed will be overdeveloped. The redevelopment of the Balmore estate - a much larger area - had 53 dwellings - this proposes almost the same number.

It appears that Camden consider that about 150 additional people will be accommodated on this site.

It is inevitable that there will be a significant increase in pressure on schools, medical facilities and parking. The LB Camden schools in the area are already heavily oversubscribed.

There will be a significant concentration of families requiring additional support in an area which already has a high concentration of social housing. This needs to be carefully managed, which will not be done by squeezing the highest number of homeless families possible into this site.

The statement that the development will be "car free" is disingenuous. Parking restrictions apply only at certain times. Chester Road is already heavily parked and there is no capacity for further vehicles. There is little/no parking available on Dartmouth Park Hill.

Unlike around the Chester Balmore development, there appears to be no plan for traffic calming or management on Chester Road or Dartmouth Park Hill. This is despite proposing that 150 people, mostly comprised in family groups, are housed on a site which is located between 2 roads.

Summary:

The proposals should be reduced in height, to a maximum of 2 storeys with a 3rd storey gable or 3 stories above ground.

Other local residents are required to comply with height/storey restrictions when altering their premises - it would be extremely unfair if LB Camden was subject to different rules. For example, the residents of the 2 storey yellow brick Victorian buildings opposite, on Dartmouth Park Hill, have been prevented from adding any height at all to their Dartmouth Park Hill elevations by LB Islington planning department.

Contrary to Camden Council planning policy, current proposals damage heritage assets in the conservation area by overshadowing and dominating all the surrounding housing.

The building density should be reduced, for the benefit of the proposed residents.

Personally, we live directly opposite this site at 76 Dartmouth Park Hill, in a house with a 2 storey front elevation.

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The proposed building will obscure the views of Highgate Ridge from our children's (second) storey bedroom. It will allow numerous residents to look directly into our children's bedrooms from their third and fourth storey rooms, and will dominate our outlook. By contrast, the current building is unobtrusive and is set in attractive mature shrub and tree surroundings.

We regard this proposal with dismay, for all the reasons set out in this document.

Key Extracts from Relevant Binding Policies and Plans

LB Camden Local Plan: Policy D2 Heritage

“ Designed heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas ... unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a. the nature of the heritage asset prevents all reasonable uses of the site; b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and d. the harm or loss is outweighed by the benefit of bringing the site back into use. The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas. The Council will: e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area; preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.

7.48 Due to the largely dense urban nature of Camden, the character or appearance of our conservation areas can also be affected by development which is outside of conservation areas, but visible from within them. This includes high or bulky buildings, which can have an impact on areas some distance away, as well as adjacent premises. The Council will therefore not permit development in locations outside conservation areas that it considers would cause harm to the character, appearance or setting of such an a

LB Islington's St John's Grove Conservation Area Design Guidelines

28.1 The Council will operate special policies in the St John's Grove Conservation Area in order to preserve and enhance the special character and appearance of the area.

28.3 The Council will operate its land use policies so as to enhance the character and vitality of the area. Planning permission will not be granted to change, expand or intensify uses which would harm the character of the conservation area.

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28.4 The predominant character of the St John's Grove Conservation Area is residential, although permission will not be granted for the over intensification of residential use in conversion schemes.

Islington Local Plan – Chapter 3 Strategic Policy 3.1 Heritage and Urban Design

Policy CS 9

Protecting and enhancing Islington's built and historic environment

High quality architecture and urban design are key to enhancing and protecting Islington's built environment, making it safer and more inclusive.

A. The borough's unique character will be protected by preserving the historic urban fabric ... The aim is for new buildings to be sympathetic in scale and appearance and to be complementary to the local identity.

B. The historic significance of Islington's unique heritage assets and historic environment will be conserved and enhanced whether designated or not. These assets in Islington include individual buildings and monuments, parks and gardens, conservation areas, views, public spaces and archaeology.

D. All development will need to be based on coherent street frontages and new buildings need to fit into the existing context of facades.
