

2021/0598/P Crestview 47 Dartmouth Park Hill NW5 1JB Comments from the Dartmouth Park Road Residents Association.

The siting and appearance of this proposed development are of serious concern to the Dartmouth Park Road Residents Association. In winter Crestview is clearly visible up the entire length of Dartmouth Park Road.

The Dartmouth Park Neighbourhood Plan 2020 places great emphasis on maintaining and enhancing the character of the area and makes clear that any development should preserve and enhance the character and appearance of the area and without causing harm to the significance of a listed building through an effect on its setting. Crestview is located on a crest of Dartmouth Park Hill, on the Eastern edge of the Conservation Area. Due to the DPCAC topography this roofscape is highly visible from within and outside the conservation area. The proposed development would be quite out of character for the neighbourhood whilst also destroying and dominating the skyline. Crestview is located in a setting of listed buildings and is immediately adjacent to the Grade II* listed St Mary Brookfield Church. It can be seen throughout the area, and from locations on Hampstead Heath itself, including from Parliament Hill. We also believe that it will significantly impact on the views from all around of the glorious St Mary Brookfield Church, designed by William Butterfield and consecrated in 1875.

The applicant states these masts are required to improve network inadequate coverage in the area. Crucially relevant, is the consent recently granted (2020/2420/P) whereby Telephonica and Vodaphone gained permission for 12 antennas and associated equipment on Grangemill House, an eight storey block on nearby Ingestre Road less than half a mile away. This will provide coverage for 3G, 4G and provide new 5G coverage locally. The document VF 88298 Coverage plots in the Grangemill application show mobile voice efficiency in the whole of the Highgate area (Dartmouth Park) improving from rural to urban/dense urban coverage and broadband efficiency from negative/outdoors to rural/urban. With the current emerging large development of the nearby Murphy site, it may be appropriate for the applicant to liaise with their developer at an early stage to design in telecommunication requirements as per Camden's Local Plan. To the NE of Crestview, in the Archway area, there are a number of tall non-residential buildings, not located within conservation areas, which might also be suitable.

Our Neighbourhood Plan clearly states: "...the people of Dartmouth Park wish to ensure that the area's village character, rich architectural heritage, attractive green streets, open spaces and natural environment are not only maintained but enhanced". We firmly believe that the proposals put forward in the Planning Application would contravene every aspect of the above policy statement. Furthermore, it does not comply with Camden's local Plan or DPNF policies. We can see no justification for approving this application on the grounds of public benefit that outweighs the visual harm or the duty to preserve and enhance our conservation area. More importantly it will be widely visible from Hampstead Heath.



View from Hampstead Heath