

Date: 23 February 2022



Councillor Siân Berry
Highgate Ward
London Borough of Camden

Ewan Campbell
Planning Team
London Borough of Camden



Dear Jonathan,

**Objection to planning application for Telecoms mast at Haddo House NW5 1PX
2021/5946/P**

I am writing to object strongly to the proposal. This is the third time similar plans have been put forward and the same objections apply. No effort has been made in the changes made to create a truly integrated and shielded design for the proposals, although this might be possible with a smaller installation in a way that might actually complement the excellent architecture of this building.

The proposals here would cause great harm to a building that is locally appreciated and protected, along with harm to views that are protected within our adopted neighbourhood plan. In addition, the residents of this building are fiercely opposed, and I agree with their TRA representatives that it is very unfair to impose on them a continual need to reiterate their objections to very similar plans.

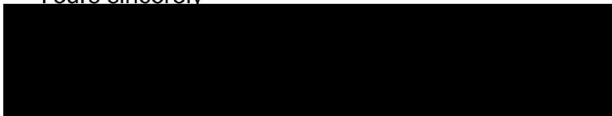
The proposals are in breach of Camden Local Plan policies D1 (Design), D2 (Heritage) and A2 (Open space) as well as policies in the adopted Dartmouth Park Neighbourhood Plan.

I note that once again the photomontage accompanying the application has left out the impact on protected view 2 from the DPNP, and also that several of the 'existing' photos submitted show the building clad in scaffolding which serves to obscure the real impact of the equipment on the rooflines of the building in several of the views.

The proposers need to find another site for their equipment or come up with ideas that differ markedly from these proposals.

I see no reason to differ in my views from what I have said in response to the past application one year ago, and I resubmit this objection in full again below.

Yours sincerely



Councillor Siân Berry
Green Party, Highgate Ward

Re-submitted objection for application 2020/4559/P, refused in Feb 2020:

I support the views of the TRA for the estate, the Dartmouth Park Neighbourhood Forum and many local residents who have submitted comments to say that this proposal would create great harm to the character and appearance of an important, attractive and landmark local building.

Haddo House has a number of protections in the adopted Neighbourhood Plan, under policies DC1, DC2 and DC3.

The development would disrupt key views protected by the Neighbourhood Plan, aspects of which related to Haddo House were specifically written to prevent damaging additions to the roofscape of this building which is incredibly well designed, attractive and proportionate at eh present time.

The application's submitted photomontage somehow manages to leave out protected view 2 from the DPNP, which describes this value:

"View 2: View from high point of Chetwynd Road down towards Highgate Road. View of Victorian terraces integrated into the rolling landscape of Dartmouth Park. The terraces, of generally uniform height and mass, frame but do not intrude upon the distant view of Haddo House and the greenery of Hampstead Heath, all within the boundary of the Neighbourhood Area. Any development would be expected to conform to the prevailing pattern of the terraces and not to intrude into the skyline created by the view of Haddo House or the Heath greenery."

The DPNP also lists Haddo House as a heritage asset, saying:
"Haddo House, Highgate Road. Haddo House is described as follows in the Conservation Area Appraisal (p. 13):

'Begun in 1965, designed by Robert Bailie, it consists of a seven story block and some two storey blocks at the rear and a terrace of houses (facing Glenhurst Avenue). The block facing Highgate Road has a top floor set-back, the horizontal arrangements of panels and bands of glazing form a rhythm with the open balconies. These elements are regularly divided into pure squares around exposed curved service towers containing stairs that contrast entirely to the body of the building. The towers are finely executed with fins between slim glazing bars giving a ribbed effect. They appear to float over the base of the building being supported by single fluted columns.'

It is a fine example of a mid-1960s development of Council housing, with unusual features that give it distinctiveness and flair, including the translucent service towers that glow when lit and the sloping facade of the Clanfield block facing Gordon House Road." In addition, Haddo House is visible from Hampstead Heath, which is Metropolitan Open Land, and the proposed over-sized intrusive and unattractive additions to its roofscape would impact on views from there too.

There is no reason to reconsider any of the reasons for refusal for the previous application for this new proposal, and it should again be found to be contrary to Camden Local Plan policies D1 (Design), D2 (Heritage) and A2 (Open space) as well as the above policies in the adopted Dartmouth Park Neighbourhood Plan.