

Application ref: 2023/1211/P
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Date: 16 May 2023

Development Management
Regeneration and Planning
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www.camden.gov.uk/planning

Lucy Read Architects
13 Retcar Place
LONDON
N19 5TT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**26 Dartmouth Park Road
London
NW5 1SX**

Proposal:

Replacement of existing rear conservatory by new extension and replacement of existing front lower ground floor window by new double glazed one.

Drawing Nos: Location Plan, TQRQM23081093334402; Proposed Site, Lower Ground Floor and Roof Plans, 14_2003, March 2023; Existing Site and Lower Ground Floor Plans and Existing Section, 14_1001, March 2023; Existing and Proposed Front Elevation, 14_6002, March 2023; Proposed Long Section BB, 14_5001 Rev A, Feb 2023; Proposed Long Section AA, 14_5000 Rev A, February 2023; Proposed Short Section CC - Through Extension, 14_5002 Rev A, February 2023; Existing and Proposed Rear Elevations, 14_6000 Rev B, January 2023; Existing and Proposed Flank Elevations, 14_6001 Rev B, January 2023; Design and Access Statement, Lucy Read Architects

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans- Location Plan, TQRQM23081093334402; Proposed Site, Lower Ground Floor and Roof Plans, 14_2003, March 2023; Existing Site and Lower Ground Floor Plans and Existing Section, 14_1001, March 2023; Existing and Proposed Front Elevation, 14_6002, March 2023; Proposed Long Section BB, 14_5001 Rev A, Feb 2023; Proposed Long Section AA, 14_5000 Rev A, February 2023; Proposed Short Section CC - Through Extension, 14_5002 Rev A, February 2023; Existing and Proposed Rear Elevations, 14_6000 Rev B, January 2023; Existing and Proposed Flank Elevations, 14_6001 Rev B, January 2023; Design and Access Statement, Lucy Read Architects

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Reasons for granting permission -

The proposal involves the demolition of the existing fully glazed conservatory at the north-eastern rear corner of the building, and replacement with an extension to the existing dwelling's ground floor kitchen and dining area, occupying a slightly larger footprint than the existing conservatory. The replacement extension would include rooflights, and doors and windows on the facades. The works also include the replacement of an existing lower ground floor window on the building's front elevation.

The extension is designed to be subordinate to and in keeping with the form of the host building, with the extension being single storey and not higher the existing conservatory's roof, and the rear wall of the extension aligning with the rear elevation of the host building. The arrangement and form of the doors and windows on the rear extension is considered visually appropriate and in keeping with the host building. The materials and colours of the extension,

which principally comprise brick and hybrid aluminium/timber doors and window in white, would also relate to the materiality and colours used, and reflect motifs used in the construction of in the host building. Overall, the extension would have a footprint and scale commensurate with the existing conservatory but would have an appearance significantly more sympathetic to the host building.

In terms of sustainable outcomes, a new rainwater harvest tank would be connected to the rainwater downpipe discharging water from the host building's main roof, therefore surface water run-off would not be increased. The extension would also be constructed to incorporate other sustainable principles, such as being constructed with recycled steel and recycled facing bricks.

With regard to the new double glazed ground floor window on the building's front elevation, this will maintain the same traditional style and form of the existing window including the materiality of the joinery and ironmongery. There would be no discernible impact on the streetscape or the character and appearance of the host building as a result of these works.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas Act 1990) as amended by the Enterprise and Regulatory Reform Act 2013.

The proposal, due to its similar footprint and height, would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1, D2 and CC2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town

Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name of the Chief Planning Officer.

Daniel Pope
Chief Planning Officer