

Application ref: 2022/4725/P
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Date: 9 May 2023

Development Management
Regeneration and Planning
London Borough of Camden
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London
WC1H 9JE

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planning@camden.gov.uk
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Clifton Interiors
168
Regents Park Road
Primrose Hill
London
NW1 8XN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
14 Dartmouth Park Road
London
Camden
NW5 1SX

Proposal:
Installation of rear dormer window to rear roofslope and rooflight to rear outrigger at second floor level.

Drawing Nos: ReQuestaPlan NW5 1SX dated 29 Oct 2022 ref
TQRQM22302171152937, MBS21261-FPLG, MBS21261-FPG, MBS21261-FP1,
MBS21261-FP2, MBS21261-FP3, MBS21261-FP4, MBS21261-R, MBS21261-E-1,
MBS21261-E-2, MBS21261-E-3, MBS21261-XS-1, MBS21261-XS-2, MBS21261-XS-
3, MBS21261-XS-4, MBS21261-XS-5, MBS21261-XS-6, MBS21261-XS-7, 2209-
102EX, 2209 100 rev B, 2209 101 rev B, 2209 102 rev B, 2209 200 rev B, 2209 201
rev B, 2209 300 rev B, 2209 301 rev B, 2209 302 rev B.

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:

ReQuestaPlan NW5 1SX dated 29 Oct 2022 ref TQRQM22302171152937, MBS21261-FPLG, MBS21261-FPG, MBS21261-FP1, MBS21261-FP2, MBS21261-FP3, MBS21261-FP4, MBS21261-R, MBS21261-E-1, MBS21261-E-2, MBS21261-E-3, MBS21261-XS-1, MBS21261-XS-2, MBS21261-XS-3, MBS21261-XS-4, MBS21261-XS-5, MBS21261-XS-6, MBS21261-XS-7, 2209-102EX, 2209 100 rev B, 2209 101 rev B, 2209 102 rev B, 2209 200 rev B, 2209 201 rev B , 2209 300 rev B, 2209 301 rev B, 2209 302 rev B.

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 Reasons for granting permission.

The proposed dormer window to the property's rear roofslope will replace an existing rooflight, and a new rooflight would be installed on the existing rear outrigger at second floor level. The proposed dormer window is reasonable in scale, subordinate to the host building, and therefore found to be acceptable in its context. Although it would be visible in short and medium views from Boscastle Road, it would not appear overbearing or conspicuous considering its scale and design.

In terms of detailed design, the proposed zinc cladding, lead flashing and windows to match those further down on the facade will not detract from the existing building's character. To some extent the dormer would be partially hidden by the prominence of the adjacent chimney stack. The rooflight at second floor level on the rear outrigger is modest and would have limited visibility from the public realm of the conservation area. For these reasons the proposal is considered to preserve the character and appearance of the host building and conservation area.

A side dormer was omitted from the proposal in response to officers' concerns that it was incongruous and unacceptable in principle in this area of the Dartmouth Park Conservation Area. This is due to the front and side roof forms being largely preserved and unaltered.

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.

It is not considered that the proposed works would cause undue harm to the residential amenities of nearby and neighbouring properties by way of visual privacy and outlook; sunlight, daylight and overshadowing; or noise and vibration etc. The rear dormer is not considered large enough to have a harmful impact the neighbouring properties in terms of outlook or overshadowing. It does not look directly into any habitable windows nearby, but rather faces the flank wall of no.2a Boscastle Road which has no windows. The proposed rooflight at second floor level is modest in size and does not directly look into any habitable rooms but rather is intended to provide additional light from the roof rather than creating an outlook.

No objections were received following statutory consultation, however neighbour at no.16 commented in relation to loss of light resulting from the originally proposed side dormer; the removal of this feature from the application is considered to alleviate this concern. The site's planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with Policies A1, D1, and D2 of the Camden Local Plan 2017 and Policies DC1, DC2, DC3, and DC4 of the Dartmouth Park Neighbourhood Plan 2020. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 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).
- 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 written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer