

Application ref: 2023/1301/P
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Date: 14 July 2023

Development Management
Regeneration and Planning
London Borough of Camden
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planning@camden.gov.uk
www.camden.gov.uk/planning

Mr Anthony McIntyre
28 Dartmouth Park Road
London
NW5 1SX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
28 Dartmouth Park Road
London
NW5 1SX

Proposal: Single storey rear extension to dwelling. Extension of shed and subsequent extension of first floor terrace above.

Drawing Nos: Location Plan 22/13, Location Plan 22/14, Existing Garden Floor Plan 22/01, Existing Ground Floor Plan 22/02, Existing Rear Elevation 22/04, Existing Side Elevation 22/05, Proposed Garden Floor Plan 22/07, Proposed Ground Floor Plan 22/08, Proposed Rear Elevation 22/09, Proposed Side Elevation 22/10, 28 Dartmouth Park Road - Design & Access Statement.

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 22/13, Location Plan 22/14, Existing Garden Floor Plan 22/01, Existing Ground Floor Plan 22/02, Existing Rear Elevation 22/04, Existing Side Elevation 22/05, Proposed Garden Floor Plan 22/07, Proposed Ground Floor Plan 22/08, Proposed Rear Elevation 22/09, Proposed Side Elevation 22/10, 28 Dartmouth Park Road - Design & Access Statement.

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 A 1.8 metre high screen, details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected on the north-west side of the terrace adjacent to the boundary with No 30 prior to commencement of use of the roof terrace and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposals include a small, glazed, infill extension at the rear of the property and extension of the shed attached to the rear of the property and terrace on its flat roof. The property is considered a positive contributor within the Dartmouth Park Conservation Area.

The infill extension proposed to the main house is particularly modest and aligns with the main side elevation of the host property, still maintaining the side passage against the boundary with neighbouring No 26. The extension of the shed, and subsequent roof terrace above, is also considered reasonable as adequate garden space is still maintained. The roof terrace would be accessed as in the existing situation by an external staircase. A privacy screen is considered necessary to accompany the extension of the terrace, which, due to its location, out of view of the public realm, is not considered to cause undue harm to the conservation area.

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.

In terms of neighbouring amenity, the modest nature of the proposal means there will be no material harmful impact considered in terms of loss of light, outlook or privacy to adjoining properties. A condition has been attached to the permission to ensure an adequate privacy screen is provided to the side of the roof terrace facing neighbouring No 30. This will protect the neighbouring property and ensure there is no increase in the possible level of overlooking back into neighbouring habitable rooms. This condition is considered sufficient to mitigate any potential harm to neighbouring amenity.

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

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017 and policies DC1, DC2, DC3 and DC4 of the Dartmouth Park Neighbourhood Plan. The proposed development also accords with the London Plan 2016 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 You are reminded of the need to ensure that the apparatus shall be removed as soon as reasonably practicable when no longer required, in accordance with condition A.2(2) of Part 24 of the Town & Country Planning (General Permitted Development) Order (as amended).
- 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.

- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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-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 grey rectangular background.

Daniel Pope
Chief Planning Officer