

# 2021/5588/P 14 Dartmouth Park Avenue, London. NW5 1JN



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Photos



1. Street view



2. Side Gate

### 3. Existing



### 4. Proposed



Proposed Front Elevation

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	21/07/2021
<b>(Members Briefing)</b>		N/A / attached	<b>Consultation Expiry Date:</b>	08/08/2021
<b>Officer</b>			<b>Application Number(s)</b>	
Jennifer Dawson			2021/5588/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
14 Dartmouth Park Avenue London NW5 1JN			<i>See draft decision notice</i>	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
External alterations including new bin and bicycle storage to the front, alterations to boundary walls. Re-construction of timber side gate and landscaping at rear.				
<b>Recommendation:</b>	Grant conditional planning permission			
<b>Application Type:</b>	Householder Planning Permission			

<b>Conditions or Reasons for Refusal:</b>	<b><i>Refer to Draft Decision Notice</i></b>			
<b>Informatives:</b>				
<b>Consultations</b>				
<b>Summary of consultation:</b>	<p>Site notices were displayed near to the site on the 23/01/2021 (consultation end date 16/01/2022).</p> <p>The development was also advertised in the local press on the 17/12/2021 (consultation end date 10/01/2022).</p>			
<b>Adjoining Occupiers:</b>	No. of responses	<b>00</b>	No. of objections	<b>0</b>
<b>Summary of consultation responses:</b>	None received.			
<b>Dartmouth Park CAAC:</b>	<p>A letter of objection was received on behalf of the Dartmouth Park CAAC. Their objection comments can be summarised as follows:</p> <ul style="list-style-type: none"> <li>• The dropped kerb and parking bay would set a further precedent and lead to the destruction of some very attractive frontages on this Avenue.</li> <li>• It was noted that bins are already being stored at the side and it appears that the plan proposes to block the side entrance. In Swains Lane, (No 35) planners required boxes with a sedum roof.</li> <li>• The stock bricks with which walls were to be rebuilt do not match those of the (No.15) adjoining semi-detached house.</li> <li>• Finally, it appears that the applicant is proposing to build a large structure in the rear garden under permitted development. Does this require planning permission in a Conservation Area?</li> </ul> <p><u>Officer's response:</u></p> <ul style="list-style-type: none"> <li>• <i>Please see section 4.2 and 4.3 of the report</i></li> <li>• <i>Please see section 2.4 of the report</i></li> <li>• <i>Please see section 2.5 of the report</i></li> <li>• <i>The structure has already been approved under application 2021/5352/P and is shown on the plans for reference only</i></li> </ul>			
<b>Dartmouth Park Neighbourhood Forum</b>	No comments received			



## Site Description

The area is a mix of late 19th century large red and grey stock brick villas. The application site is located within the Dartmouth Park Conservation Area and the Dartmouth Park Neighbourhood Plan Area. The property is not listed.

The property is noted in the conservation appraisal as making a positive contribution to the character of the area.

## Relevant History

The planning history for the application site can be summarised as follows:

2021/5352/P: Erection of single storey outbuilding to the rear. (Certificate of Lawfulness Granted 04/03/2022)

## Relevant policies

### National Planning Policy Framework (2021)

### The London Plan (2021)

### Camden Local Plan (2017)

- A1 Managing the impact of development
- D1 Design
- D2 Heritage
- T2 Parking and car-free development

### Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Home Improvements (2021)

### Dartmouth Park Neighbourhood Forum 2020

- Policy DC2 Heritage assets
- Policy DC3 Requirement for good design

### Conservation Statements:

- Dartmouth Park Conservation Area Appraisal and Management Strategy

## Assessment

### 1. The proposal

1.1. Planning permission is sought for alteration boundaries, new bin and bike storage, reconstruction of side gate and landscaping.

#### Revisions

1.2. The proposal has been revised during this process. The revisions include – removal of vehicle crossover and off street parking, changes to the front boundary wall, introduction of landscaping.

1.3. The original proposal for off-street parking has been removed from the application which is in accordance with Camden's Car Free policy. The proposal now respects the front boundary wall and is in keeping with the character of the conservation area.

### 2. Design and Conservation

- 2.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.
- 2.2. Dartmouth Park Neighbourhood Plan 2020 Policies DC2 and DC3 aim to ensure high quality development that preserves and enhances the character of the heritage assets/conservation areas.
- 2.3. The proposal has been revised during this process to ensure the front boundary wall is preserved as it is an important feature of the conservation area. The proposal now respects the front boundary wall and is in keeping with the character of the conservation area.
- 2.4. The bin/ bike storage at the front of the property is acceptable, it is constructed of brick (with wooden panels at the front) to match the existing front and boundary. Its small size and scale would ensure no harm is caused to the character of the host building and surrounding conservation area.. An objection was received requesting the bin store to have a sedum roof however, it is such a small scale of development that it would not be required in this instance.
- 2.5. The reconstructed side gate will use materials to match the existing development and will not harm the character of the property and surrounding conservation area. The side boundary will be reconstructed out of brick to match the existing front boundary wall.
- 2.6. The landscaping in the rear garden is of high quality and would not cause harm to the character of the area or building.
- 2.7. 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

### **3. Residential Amenity**

- 3.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development.
- 3.2. The proposed development is not considered to lead to a significant impact upon the amenities of any neighbouring resident in terms of loss of light, outlook or privacy. The development is thus considered to be in accordance with planning policies A1.

### **4. Transport**

- 4.1. Camden Local Plan Policy T2 aims to regulate parking in the borough, this is in accordance of the London Plan 2021 Policy T6 Car Parking.
- 4.2. The original proposal sought to remove the front boundary wall to introduce off street parking for the application site. This was contrary to our parking policy as it introduced a drop curb and removed 1 on street parking bay.
- 4.3. The application has since been revised to remove the off-street parking and is now considered acceptable.

### **5. Recommendation**

## 5.1. Grant conditional Planning Permission

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 13<sup>th</sup> March 2023, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***



Application ref: 2021/5588/P  
Contact: Jennifer Dawson  
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Date: 6 March 2023

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# DRAFT

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

## Householder Application Granted

Address:

**14 Dartmouth Park Avenue**  
**London**  
**NW5 1JN**

Proposal:

External alterations including new bin and bicycle storage to the front, alterations to boundary walls. Re-construction of timber side gate and landscaping at rear.

Drawing Nos: 2120\_L\_001, 574-IN-204-Rev-B, 574-DAS-Rev-B, 574-IN-51-Rev-B, 574-GA-207-Rev-B, 574-GA-101-Rev-B, 574-IN-201-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: 2120\_L\_001, 574-IN-204-Rev-B, 574-DAS-Rev-B, 574-IN-51-Rev-B, 574-GA-207-Rev-B, 574-GA-101-Rev-B, 574-IN-201-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 policy 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 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.
- 3 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](http://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

Chief Planning Officer

**DRAFT**

**DECISION**