

Delegated Report		Analysis sheet		Expiry Date:		01/08/2023	
		N/A		Consultation Expiry Date:		09/07/2023	
Officer					Application Number(s)		
Josh Lawlor					2023/2163/P		
Application Address					Drawing Numbers		
17 Dartmouth Park Avenue London NW5 1JL					Refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD		Authorised Officer Signature			
Proposal(s)							
Construction of low-level side window to north elevation							
Recommendation(s):		1. Refuse Planning Permission					
Application Type:		Application for householder planning permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. of responses	00		No. of objections	00		
Summary of consultation responses:	A site notice was displayed on 09/06/2023 The application was advertised in the local press on 09/07/2023 No responses were received						
Dartmouth Park Neighbourhood Forum	No response was received.						
Dartmouth Park CAAC	No response was received.						

Site Description

The site is a detached two-storey Victorian house in the Dartmouth Park Conservation Area. It is noted as making a positive contribution to the conservation area in the conservation area appraisal.



View of front of the building and north elevation (side elevation)

Relevant History

2015/3945/P Installation of two new windows and French doors in rear elevation, excavation to 1m of rear garden to increase rear patio. Granted 18/09/2015

2017/2054/P Erection of decking, railing and a planter to form rear terrace at first floor level above existing flat roof (part retrospective) Granted 20/07/2017

2023/1650/P Replacement of side extension to the South Elevation, new rear extension to the lower ground floor, side annex to the North Elevation, front lightwell, general refurbishment to lower ground floor, replacement roof light to north pitch of the property and construction of outbuilding at the rear of the garden. Pending determination

2023/2168/P Enlargement of rear dormer window pending determination

Relevant policies

National Planning Policy Framework (2021)

London Plan (2021)

Camden Local Plan (2017)

A1 Managing the impact of development

D1 Design

D2 Heritage

The Dartmouth Park Neighbourhood Plan (2020)

DC1 Enhancing the sense of place
CD2 Heritage assets
DC3 Requirement for good design

Camden Planning Guidance

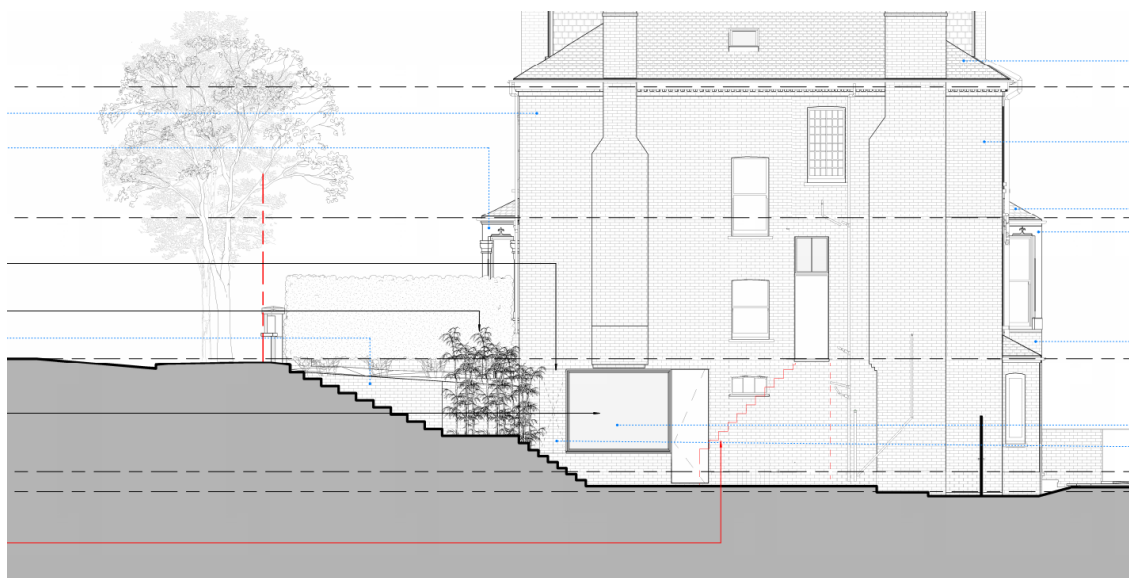
- [Design](#) - January 2021
- [Home improvements](#) - January 2021

[Dartmouth Park Conservation Area Appraisal and Management Plan PDF](#)

Assessment

1. The proposal

- 1.1. Planning permission is sought for a modern double glazed aluminium framed side window at the lower ground floor on the north elevation towards the front building line. An existing staircase would also be removed, and a door blocked up with brick to match the existing.



Proposed north elevation

2. Assessment

- 2.1. The Policy D1 (Design) of the Camden Local Plan states that the Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to respect local context and character. The Council will require development to be of sustainable and durable construction and comprise high-quality details and materials that complement the local character. The insensitive replacement of windows and doors can spoil the appearance of buildings and be particularly damaging if the building forms part of a uniform group.
- 2.2. Policy D2 (Heritage) reaffirms the importance of preserving or enhancing architectural and historic merit and features on existing buildings. It states that features that are sympathetic to the host building and wider area should be retained wherever possible,

as their loss can harm the appearance of a building by eroding its detailing. Materials' durability and visual attractiveness should be carefully considered along with their texture, colour, tone and compatibility with existing materials.

- 2.3. Camden Planning Guidance (Home improvements) 2021 states that where timber is the traditional window material, the Council expects the proposed replacements to also be in timber frames. Moreover, CPG (Design) 2021 states that the durability of materials should be considered, as well as the visual attractiveness of materials. Where timber is the traditional material for doors and windows, this will often be the most appropriate material.
- 2.4. The proposed window appears over-scaled and out of character with this Victorian property. The alteration is towards the front of the building, meaning it would be visible from the street. The applicant mentions how planting would obscure views of the window, but minimal weight can be placed on using non-permanent planting to screen what is considered a harmful intervention.
- 2.5. Due to its size, location and materials, the window detracts from the original character and charm of the property. It would stand out and appear incongruous with the building's traditional design and the wider streetscape. It is noted that visible parts of the building are more sensitive to alteration given their visibility from the public realm. This part of the conservation area is characterised by nineteenth century houses with gaps between, which largely retain their original form, fenestration, elevational composition, and detailing. These features make a significant contribution to the significance of this part of the conservation area. The window would undermine and disrupt these, causing less than substantial harm to the Dartmouth Park Conservation Area. Having regard to paragraph 202 of the NPPF, the proposal for a window for private domestic use would offer no public benefits capable of outweighing this less than substantial harm. Refusal is recommended on this basis.

3. Residential amenity

- 3.1. The nature and location of the window would not lead to a loss of privacy at no. 21 Dartmouth Park as this property has no windows facing the proposed window that could be overlooked.

4. Recommendation

- 4.1. Refuse Planning permission for the following reason:

1. *The proposed development, due to its size, location and materials, would detract from the original Victorian character of the property and cause less than substantial harm to the Dartmouth Park Conservation Area contrary to policies D1 (Design) and D2 (Heritage) of London Borough of Camden Local Plan 2017 and policies DC1 (Enhancing the sense of place), CD2 Heritage assets, DC3 (Requirement for good design) of the Dartmouth Park Neighbourhood Plan 2020.*