

Application ref: 2023/1650/P  
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Date: 17 October 2023

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

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[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Unknown Works Limited  
Studio 8A  
Stamford X  
Gillet Street  
London  
N16 8JH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**17 Dartmouth Park Avenue**  
**London**  
**NW5 1JL**

Proposal:

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.

Drawing Nos: 0046-UW-04-03-DR-A-A1.100-2, 0046-UW-04-03-DR-A-A1.101-2, 0046-UW-04-03-DR-A-A1.102-2, 0046-UW-04-03-DR-A-A1.103-2, 0046-UW-04-03-DR-A-A1.104-2, 0046-UW-04-03-DR-A-A1.105-2, 0046-UW-04-03-DR-A-A1.106-1, 0046-UW-04-03-DR-A-A1.107-1, 0046-UW-04-03-DR-A-A2.100-2, 0046-UW-04-03-DR-A-A2.101-2, 0046-UW-04-03-DR-A-A2.102-2, 0046-UW-04-03-DR-A-A2.103-2, 0046-UW-04-03-DR-A-A2.104-1, 0046-UW-04-03-DR-A-A3.100-2, 0046-UW-04-03-DR-A-A3.101-2, 0046-UW-04-03-DR-A-A3.102-1

0046-UW-04-03-DR-A-X1.100-1, 0046-UW-04-03-DR-A-X1.101-1, 0046-UW-04-03-DR-A-X1.102-1, 0046-UW-04-03-DR-A-X1.103-1, 0046-UW-04-03-DR-A-X1.104-1, 0046-UW-04-03-DR-A-X2.100-1, 0046-UW-04-03-DR-A-X1.101-1, 0046-UW-04-03-DR-A-X1.102-1, 0046-UW-04-03-DR-A-X2.103-1, 0046-UW-04-03-DR-A-X3.100-1, 0046-UW-04-03-DR-A-X3.101-1.

22-1050 RP-002 BIA Scoping Report Issue 4 dated 4th September 2023, M-TRAY System Build-up, Wallbarn maintenance schedule, Sedum species.

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-

0046-UW-04-03-DR-A-A1.100-2, 0046-UW-04-03-DR-A-A1.101-2, 0046-UW-04-03-DR-A-A1.102-2, 0046-UW-04-03-DR-A-A1.103-2, 0046-UW-04-03-DR-A-A1.104-2, 0046-UW-04-03-DR-A-A1.105-2, 0046-UW-04-03-DR-A-A1.106-1, 0046-UW-04-03-DR-A-A1.107-1, 0046-UW-04-03-DR-A-A2.100-2, 0046-UW-04-03-DR-A-A2.101-2, 0046-UW-04-03-DR-A-A2.102-2, 0046-UW-04-03-DR-A-A2.103-2, 0046-UW-04-03-DR-A-A2.104-1, 0046-UW-04-03-DR-A-A3.100-2, 0046-UW-04-03-DR-A-A3.101-2, 0046-UW-04-03-DR-A-A3.102-1

0046-UW-04-03-DR-A-X1.100-1, 0046-UW-04-03-DR-A-X1.101-1, 0046-UW-04-03-DR-A-X1.102-1, 0046-UW-04-03-DR-A-X1.103-1, 0046-UW-04-03-DR-A-X1.104-1, 0046-UW-04-03-DR-A-X2.100-1, 0046-UW-04-03-DR-A-X1.101-1, 0046-UW-04-03-DR-A-X1.102-1, 0046-UW-04-03-DR-A-X2.103-1, 0046-UW-04-03-DR-A-X3.100-1, 0046-UW-04-03-DR-A-X3.101-1.

22-1050 RP-002 BIA Scoping Report Issue 4 dated 4th September 2023, M-TRAY System Build-up, Wallbarn maintenance schedule, Sedum species.

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 The development shall not be carried out other than in strict accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment (22-1050 RP-002 BIA Scoping Report Issue 4 dated 4th September 2023 Audited on 12/10/2023) hereby approved, and the confirmation at the detailed design stage that the damage impact assessment would be limited to Burland Category 1.

Reason: To ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 5 The qualified chartered engineers Conor O'Sullivan BEng CEng MIEI and Fred Miles MEng CEng MStructE shall inspect, check for compliance with the design (as approved by the local planning authority and building control body) and monitor the critical elements of both permanent and temporary basement construction works throughout their duration. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 6 The outbuilding hereby permitted shall not be occupied at any time other than for purposes incidental to the residential use of the dwelling known as 17 Dartmouth Park Avenue.

To safeguard the amenity of the residential use, adjoining premises, and the area generally in accordance with policies A1 and A4 of the Camden Local Plan 2017.

- 7 The living roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The rear extension is subordinate to the host building, and the use of a modern glass blocks is acceptable given the scale of the extension and its limited visibility from the public realm. The replacement side extension has a similar massing to the existing one and would continue to be set back from the front elevation. The replacement of the existing stairs to ground level on the north elevation with a side extension is acceptable. Its location on the lower ground floor and its size would mean it is not visible from the street. The new fenestration on the north elevation would match the existing sash windows in material and design. The modest lightwell in the lower ground front room which would follow the design of the bay downwards, is acceptable in terms of its

appearance. The size and location of the outbuilding would retain the open character of the rear garden. The use of lightweight timber frame wall and a sedum roof is supported. It would integrate with the garden setting and not appear out of place.

Details of the green roof have been provided showing the species, roof build up and a maintenance schedule to ensure longevity.

The host building is a detached dwelling. The outbuilding would be conditioned so that it is used for purposes that are ancillary to the main residence. The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

The applicant has provided a Basement Impact Assessment (BIA) Screening Stage, which the Council's third-party specialist has audited. The lowering of the ground floor level will be conducted in accordance with the recommendations in the approved report. The details of the qualified engineers have been provided who will inspect and monitor the critical elements of the works on site. The extent of the excavation does not warrant a Construction Management Plan. The size of the excavation also complies with the criteria set out under Local Plan policy A5.

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.

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 G1, A1, A3, A5, CC1, CC2, CC3, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

- 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](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 2023.

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



Daniel Pope  
Chief Planning Officer