

DESIGN AND ACCESS STATEMENT

05.03.2025

47 Dartmouth Park Road NW5 1SU

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1.0 Introduction

This Design and Access Statement has been prepared in support of the full planning application for **47 Dartmouth Park Road, NW5 1SU** and should be read in conjunction with the drawings and other documents accompanying the application.

This appraisal seeks to present the proposals in relation to the heritage significance of the building, and also the wider context of the relevant planning history, policies and guidance.

This application seeks approval for the following:

1. The conversion and amalgamation of a basement (lower ground floor) flat and a separate upper floor flat (occupying the top three floors), into a single dwellinghouse, Class C3.
2. Minor alterations to the rear of the property, to enlarge and alter the opening of the door to the garden and replace with a new metal-framed glazed door and side window.

2.0 Site Context

47 Dartmouth Park Road is a 4-storey, mid-terrace dwelling located roughly midway along the southern side of Dartmouth Park Road. It is situated to the east of Hampstead Heath within the London Borough of Camden.

The property is currently divided into two flats - a self-contained basement flat and a separate 3-storey maisonette flat above. There is no provision for off-street parking.

The property is not listed and lies within the Dartmouth Park Conservation Area. This area is largely residential, containing a mix of Georgian and Victorian housing stock including terrace houses, cottages, mansion blocks as well as Victorian villas and detached houses.

The application property does not affect the siting of any locally listed buildings, and there are no Tree Preservation Orders impacted.

Existing site photos of the front and rear of the property are shown on the following page.



47 Dartmouth Park Road - Existing Front Elevation



47 Dartmouth Park Road - Existing Rear Elevation

3.0 Planning Context

Relevant Planning History - (Application Site)

On 23/09/2024, a Pre-Planning Application enquiry **2024/3844/PRE** was submitted for 47 Dartmouth Park Road for the amalgamation of the two separate flats into a single dwelling house.

The conclusion given in the Pre-App advice from Planning Officer Gary Wong was that, "*..the principle of combining the two existing flats into a single dwellinghouse would be acceptable, subject to the use remaining within Class C3 and not becoming C4 or sui generis...*"

Prior to this Pre-App, there was a retrospective planning application for the "*Conversion of 3 self-contained flats into 2 self-contained units*" - **2021/6070/P**. *Granted approval in 23/02/2022.*

Relevant Planning History - (Neighbouring Properties)

65 Dartmouth Park Road

2010/4963/P - *Conversion of lower ground floor flat and maisonette on upper floors into single family dwelling (Class C3) with associated alterations to windows and doors on rear and side elevations, installation of rooflights and erection of spiral staircase at rear ground floor and first floor level. Granted Approval in 10/11/2010.*

Relevant Planning Policies and Guidance

The following Planning Guidance and Local Plan Development Policies have been taken into consideration and are relevant to these proposals:

1. *The National Planning Policy Framework 2023*
2. *The London Plan 2021*
3. *Camden Local Plan 2017*
 - *G1 Delivery and location of growth*
 - *A1 Managing the impact of development*
 - *D1 Design*
 - *D2 Heritage*
 - *H3 Protecting existing homes*

- *T1 Prioritising walking, cycling and public transport*
 - *T2 Parking and car free development*
 - *T3 Transport infrastructure*
 - *DM1 Delivery and monitoring*
4. *Camden Planning Guidance 2021*
 - *CPG Amenity*
 - *CPG Design*
 - *CPG Housing*
 - *CPG Transport*
 5. *Dartmouth Park Neighbourhood Plan 2020*
 - *H1 Meeting housing need*
 - *TS3 Traffic reduction*
 6. *Dartmouth Park Conservation Area Appraisal and Management Statement (2009)*

4.0 Proposal

The proposals for 47 Dartmouth Park Road are set out in relation to the following planning considerations that are deemed to be material to the determination of this application.

Land Use

The proposal will only result in the net loss of one unit and therefore complies with *Policy H3* of the *London Borough of Camden Local Plan 2017* with regards to the protection of existing housing.

The house is to be a single dwelling and occupied by a single household. It will remain *Use Class C3*.

Design and Heritage

The proposals largely involve internal alterations - mainly re-establishing a staircase to connect the basement and ground floor levels, and the adjustment of some internal walls.

Externally, there is only a single minor alteration, comprising a widened door

opening with replacement metal-framed glazed door and fixed window to the rear at lower ground floor level. This replaces the existing patio french doors and sash window, and will enable a better connection with the kitchen and the garden allowing more natural light into the space.

The size of door opening has been carefully considered and aligns with the proportions of the existing openings and windows above. There are numerous examples of approved enlarged openings to the rear at basement level to properties along Dartmouth Park Road and the wider surrounding area.

This minor alteration respects the host property, and will have no visual harm to the character and appearance of the immediate building and the wider Dartmouth Park Conservation Area. There should be no objections from a conservation or design point of view.

Amenity

The proposals are modest and will not result in any adverse amenity impact in terms of loss of light, outlook or privacy to the surrounding neighbours. The new opening to the rear is set back slightly further away from boundary with the adjoining neighbour at no. 49.

The number of occupiers will not change significantly and will remain at a similar number when the two flats are combined into a single dwelling. Therefore, there will be no impact or increase in noise levels from general activities.

Transport

There is currently no provision for off-street parking and the proposals will not generate any increase in parking demand in the surrounding area.

5.0 Conclusions

In conclusion, the proposals for 47 Dartmouth Park Road conform to all the requirements stated in the relevant planning policy and guidance, and there is no real impact on the character or appearance of the conservation area. Given that the use class will remain within Class C3, as stated in the Pre-App response, *"..the principle of combining the two existing flats into a single dwellinghouse would be acceptable.."*

As such, the proposals should be recommended for approval.

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