

Application ref: 2025/0969/P  
Contact: Sofie Fieldsend  
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Date: 21 May 2025

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

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[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
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David Jen Architecture & Design  
25 Carston Close  
London  
SE12 8DY

Dear Sir/Madam,

## **DECISION**

Town and Country Planning Act 1990 (as amended)  
**Full Planning Permission Refused**

Address:  
**47 Dartmouth Park Road**  
**London**  
**NW5 1SU**

Proposal: Amalgamation of the existing two flats to create a single dwellinghouse. Alterations to lower ground floor rear fenestration

Drawing Nos: 006\_P\_EX\_001 Rev.P – 00; 006\_P\_EX\_002 Rev.P – 00; 006\_P\_EX\_100 Rev.P – 00; 006\_P\_EX\_101 Rev.P – 00; 006\_P\_EX\_102 Rev.P – 00; 006\_P\_EX\_103 Rev.P – 00; 006\_P\_EX\_104 Rev.P – 00; 006\_P\_EX\_200 Rev.P – 00; 006\_P\_EX\_201 Rev.P – 00;

006\_P\_GA\_100 Rev.P – 00; 006\_P\_GA\_101 Rev.P – 00; 006\_P\_GA\_102 Rev.P – 00; 006\_P\_GA\_103 Rev.P – 00; 006\_P\_GA\_104 Rev.P – 00; 006\_P\_GA\_200 Rev.P – 00 and 006\_P\_GA\_201 Rev.P – 00.

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

### Reason(s) for Refusal

- 1 The proposed development would result in the cumulative net loss of two permanent self-contained homes, including a mix of large and small homes and a high priority unit size, and would undermine the Council's aim of securing a sufficient supply of homes to meet the needs of existing and future households, contrary to policy H1 (increasing housing supply) of the London Plan and policies H1 (maximising housing supply), H3 (protecting existing homes), H6 (housing choice and mix) and H7 (large and small homes) of the Camden Local Plan 2017 and Policy H1 (Meeting housing

need) of the Dartmouth Park Neighbourhood Plan 2020.

Informative(s):

- 1 If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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 positioned above the printed name and title of the Chief Planning Officer.

Daniel Pope  
Chief Planning Officer