

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>30/04/2025</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		06/04/2025	
<b>Officer</b>				<b>Application Number(s)</b>			
Sofie Fieldsend				2025/0969/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
47 Dartmouth Park Road London NW5 1SU				Refer to Draft Decision Notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Amalgamation of the existing two flats to create a single dwellinghouse. Alterations to lower ground floor rear fenestration.							
<b>Recommendation(s):</b>		Refuse full planning application					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		<p>A Site Notice was displayed on the 12/03/2025 and the consultation period expired on the 5/04/2025</p> <p>A press notice was displayed on the 13/03/2025 and the consultation period expired on the 6/04/2025</p> <p>No objections were received following consultation.</p>					
Dartmouth Park Neighbourhood Forum and Dartmouth Park CAAC		Dartmouth Park Neighbourhood Forum and Dartmouth Park CAAC were consulted, no responses were received.					

## Site Description

The application property is a 4-storey mid-terrace dwelling located to the southeast of Dartmouth Park Road. The property is currently divided into a basement flat and a 3-storey maisonette above. This building is not listed, but it is within the Dartmouth Park Conservation Area, and the Dartmouth Park Neighbourhood Plan area.

## Relevant History

**2021/6070/P** - Conversion of 3 self-contained flats into 2 self-contained units (retrospective). – **Granted 23/02/2022**

**8400442** - The change of use to three self-contained dwelling units including works of conversion as shown on your submitted drawings numbered DPR/47/01 02 03 and 04. – **Granted 04/07/1984**

## Relevant policies

### National Planning Policy Framework (2024)

#### The London Plan 2021

#### Camden Local Plan 2017

D1 Design  
D2 Heritage  
A1 Managing the impact of development  
H1 Maximising housing supply  
H3 Protecting existing homes  
H6 Housing choice and mix  
H7 Large and small homes  
T1 Prioritising walking, cycling and public transport  
T2 Parking and car free development  
T3 Transport infrastructure  
DM1 Delivery and monitoring

#### Dartmouth Park Neighbourhood Plan (2020)

Policy DC1 Enhancing the sense of place  
Policy DC2 Heritage assets  
Policy DC3: Requirement for good design  
Policy H1: Meeting housing need  
Policy H3: Accessible Housing  
Policy ES4 Energy efficiency

#### Camden Planning Guidance

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

#### Dartmouth Park Conservation Area Appraisal and Management Statement (2009)

#### Draft Camden Local Plan

A [Submission Draft Camden Local Plan](#) (updated to take account of consultation responses) was reported to Cabinet on 2 April 2025 and the Council on 7 April 2025. The Council resolved to agree the Submission Draft Local Plan for publication and submission to the government for examination (following a further period of consultation). The Submission Draft is a significant material consideration

in the determination of planning applications but still has limited weight at this stage.

## Assessment

### 1. Proposal

1.1 The proposal seeks to combine a lower ground floor flat with a three-storey upper floor maisonette above.

1.2 Key planning issues are as follows:

- Land Use
- Design and impact on the conservation area
- Neighbouring Amenity
- Transport

### 2. Land Use

2.1 The Camden Local Plan policy H1 seeks to maximise housing supply, but policy H3 resists the loss of residential floorspace, and resisting the net loss of two or more homes (from individual or cumulative proposals). Policy H1 of the Dartmouth Park Neighbourhood Plan is similar in that it also allows for the loss of one unit, but resists development that would involve the net loss of two or more homes.

2.2 Part C of Local Plan Policy H3 states, [The Council will aim to ensure that existing housing continues to meet the needs of existing and future households by] ... 'resisting development that would involve the net loss of two or more homes (from individual or cumulative proposals), unless they:

- Create large homes in a part of the borough with a relatively low proportion of large dwellings;
- Enable existing affordable homes to be adapted to provide the affordable dwelling-sizes that are most needed; or
- Enable sub-standard units to be enlarged to meet residential space standards.'

2.3 With reference to the first point, the supporting text of policy H3 at paragraph 3.76 states that the amalgamation of three or more dwellings is acceptable within four wards within the borough (Bloomsbury, King's Cross, Holborn and Covent Garden and Kilburn) where there is a low proportion of large dwellings. The application site is not situated within one of the four wards and therefore, this is not applicable. The existing units are not affordable units, therefore the second point does not apply.

2.4 There would be no loss of residential floorspace, and only loss of a single unit proposed within this application. However, there was a recent loss of 1 unit at the site granted in 2022 under ref. 2021/6070/P which reduced the number of flats from three into two. The current application must be considered cumulatively with this recent application and the development would therefore result in the loss of more than 1 unit on the site. This is contrary to Policy H3 of the Camden Local plan and Policy H1 of the Dartmouth Park Neighbourhood Plan. The development cumulatively would result in the net loss of two homes and would be a reason for refusal.

2.5 The existing units are both considered to offer good quality accommodation in terms of their floorspace, outlook and light for future occupiers and there is no justification or expectational circumstances for the loss of another unit in this instance.

2.6 Policy H7 identifies 2 and 3-bed units as high priority whilst 1-bed and 6-bed+ units are lower priority. The proposal would involve the loss of a 1 x 2-bed to create a larger 6-bed family home. Not only would there be a loss of units overall, but the existing mix includes a good mix of large

and small units including a high priority 2-bed. The proposed mix consists of a single low priority unit.

### **3. Design and impact on the conservation area**

- 3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. Policy D1 requires extensions to consider the character, setting, context and the form and scale of neighbouring buildings; the quality of materials to be used; and the character and proportions of the existing building. Policy D2 additionally states that the Council will only permit development within conservation areas that preserves or enhances the character and appearance of the area. Policies DC1, DC2 and DC3 of the Dartmouth Park Neighbourhood Plan are also relevant.
- 3.2 At the lower ground floor, the rear patio doors and window would be replaced with a metal frame door and fixed window. Although the new fenestration would be a different material and style compared to the existing, its siting at the lower ground floor to the rear would have no public views and its inclusion would not be considered to harm the character and appearance of the host property or conservation area.
- 3.3 The proposal would preserve the character and appearance of the conservation area overall. The Council has had special regard to the desirability of preserving the character and appearance of the Conservation Area.

### **4. Amenity**

- 4.1 Policy A1 of the Local Plan seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise and impact on daylight and sunlight. Camden's Local Plan is supported by CPG (Amenity).
- 4.2 Given the minor nature of the proposals, this development is not expected to have any negative impact on neighbouring residential amenity in terms of loss of light, outlook, or privacy.

### **5. Transport**

- 5.1 In line with Policy T2 new development would usually need to be secured as car free through a S106 legal agreement. However, the applicant has indicated that they will remain in the property following completion of the development so in this instance car-free development does not need to be secured. Furthermore, whilst the proposed home would be a new unit of occupation, it would not represent an increased impact in terms of car parking and parking stress which accords with the overall aims of Local Plan Policy T2.

### **6. Recommendation: Refuse Planning Permission**

- 6.1 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.