

Urban Projects Bureau Ltd
Unit 10
The Dove Centre
109 Bartholomew Road
London
NW5 2BJ

Application Ref: **2014/4129/P**
Please ask for: **Mandeep Chagger**
Telephone: 020 7974 **6057**

15 October 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:

**9 Dartmouth Park Road
London
NW5 1SU**

Proposal: Extension containing a new kitchen/dining room and utility room at upper ground floor level and creating new self-contained one double bed flat on lower ground floor.

Drawing Nos: UPB_0024_0.1_Location Plan, UPB_0024_0.2_Site Plan, Design & Access Statement, 14061/P01, UPB_0024_1.11_Existing front + rear elevations, UPB_0024_10.1_existing lower ground + ground floor plan, UPB_0024_1.02_Existing roof plan, UPB_0024_1.21_existing sections AA & DD, UPB_0024_2.24_Proposed sections DD + EE, UPB_0024_2.23_proposed_section CC, UPB_0024_2.22_proposed_section BB, UPB_0024_2.21_proposed_section AA, UPB_0024_2.02_proposed roof plan, UPB_0024_2.01_proposed lower ground + ground floor plan, UPB_0024_2.11_proposed front + rear elevations.

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

Reason(s) for Refusal

- 1 The proposed upper ground floor side extension, by reason of its height, location and size, would be detrimental to the character and appearance of the building and



the Dartmouth Park Conservation Area, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 2 The proposed development, by reason of its encroachment into the root protection area of Tree T1 and failure to demonstrate how the development would protect T1, would be detrimental to the existing tree and in order to maintain the character and amenity of the area, contrary to Policy CS15 (Protecting and improving our parks and open spaces and encouraging Biodiversity) of the London Borough of Camden Local Development Framework Core Strategy.
- 3 The proposed development, in the absence of a legal agreement to secure car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area, contrary to policies CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy; and policy DP18 (Parking standards and limiting the availability of car parking) of the London Borough of Camden Local Development Framework Development Policies.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment