

Miss Alice Brown  
Oliver Myers  
Parks and Open Spaces  
Town Hall Extension  
Argyle Street  
London  
WC1H 8EQ

Application Ref: **2015/0135/P**  
Please ask for: **Sally Shepherd**  
Telephone: 020 7974 **4672**

23 January 2015

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Grant of Non Material Amendments to planning permission

Address:

**Dartmouth Lodge  
Dartmouth Park Hill  
London  
N19 5JF**

Proposal: Replacement of two first floor windows on east and west elevations, associated with the change of use from ancillary park/caretaker's office to a single dwelling house (Class C3) approved under planning permission 2013/4864/P dated 09/07/2014.

Drawing Nos: Superseded plans:  
312-D-P-06-A; 312-D-P-15

Revised plans:  
312-D-P-06-D; 312-D-P-08-A; 312-D-X-08-A; 312-D-X-06-A

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no.2 of planning permission



2013/4864/P shall be replaced with the following condition:

312\_D\_X1250; 10-03-04-DL-EG; 10-03-04-DL-E1; 312-D-X-03-A; 312-D-X-04;  
312-D-X-10-D; 312-D-P-10-C; 312-D-P-12-A; 312-D-P-04-B; 312-D-P-06-D; 312-  
D-P-08-A; 312-D-X-08-A; 312-D-X-06-A

Reason:

For the avoidance of doubt and in the interest of proper planning.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

Informative(s):

- 1 You are advised that this decision relates only to the changes highlighted on the plans and shall only be read in the context of the substantive permission granted on 09/07/2014 under reference number 2013/4864/P and is bound by all the conditions and obligations attached to that permission.
- 2 Reasons for granting permission:

The proposed amendment, namely the replacement of two existing aluminium framed windows with new aluminium framed windows is considered to be of a minor nature which would not have any material impact on the approved development. The proposal would usually fall under permitted development, however permitted development rights were removed with the original permission.

In a conservation area, timber windows would be favoured more than aluminium, however, given that all of the existing windows of the property are aluminium, the materials choice is considered to be acceptable on this occasion. The new windows are almost identical to the existing in terms of style, design and proportions and are considered to be acceptable. The amendment would have no impact on neighbouring amenity.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson  
Director of Culture & Environment

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