



Planning Statement

Alterations and Extension to 25 Dartmouth Park Hill, London

03.03.15

STATUS: PLANNING

Contents

- 1 Planning Context
 - 1.1 Relevant Planning Policy
 - 1.2 Planning History
- 2 Proposals
 - 2.1 Response to Policy

1. Planning Context

1.1 Relevant Planning Policy

Camden Local Development Framework:-

Development Policies

DP22 Promoting sustainable design and construction

DP23 Water

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

DP28 Noise and vibration

Core Strategy

CS5 – Managing the impact of growth and development

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

SPDs

Dartmouth Park Conservation Area Appraisal and Management Plan

Other Policy:-

The Mayor's London Plan

Policy 4B.1: Design Principles for a Compact City

Policy 4B.2: Promoting World-Class Architecture and Design

Policy 4A.3: Sustainable Design and Construction

Policy 4B.8: Respect Local Context and Communities

Policy 4B.12: Heritage Conservation

Policy 4A.14

National Planning Policy

Planning Policy Statement 1: Delivering Sustainable Development 2005 (PPS1)

Planning Policy Statement 3: Housing (PPS3)

Planning Policy Statement 22: Renewable Energy (PPS 22)

Planning Policy Guidance Note 15: Planning (PPG15)

1.2 Planning History

In 1971 permission was granted to use one room of the ground floor as a dental practice. This was extended to four rooms in 1978.

In 1983 permission for use as a dental surgery was extended with the condition that upon vacation the house should revert to residential use.

Dartmouth Park Conservation Area was designated in 1992.

In 2000 permission was granted to convert the upper storeys into flats and to construct a two-storey rear extension. This work was not carried out.

2. Proposals

2.1 Response to Policy

The design of these alterations is to the highest standard: it follows the geometry of the original house, expressing it in a rhythm of glazed walls and open courtyards. The detailed connections of the glazing are the slimmest available and delicate in appearance, directly referencing the very fine mullions of the original timber windows at upper floors. The proportion of the sliding doors is vertical, following the format of the Victorian openings, and centred about the windows above. Detailing is focused on minimising excessive flashings, parapets, guttering or overhangs, to ensure that the impact of the extension is as subtle as possible. For this reason the glazing extends to the full height of the garden-facing wall. The new sections of external wall at the side of the extension will be finished in Portland stone cladding - a traditional material in Victorian domestic architecture - in order to lessen the visual impact of the walls and give the new work coherence. A dark grey low-pitch roof is proposed, invisible from ground level behind aluminium copings.

The following paragraphs illustrate specific examples of the design's response to key planning policies.

Development Policies

DP22 Promoting sustainable design and construction

The design of the extension employs the highest standards of sustainable design including FSC certified timber, super-insulating glazing, high levels of wall, floor and roof insulation, solid fuel technology, design for solar gain to reduce heating costs, and upgrades to the existing building fabric.

DP23 Water

The proposals incorporate on-site surface water dispersal, and low-water usage appliances to conserve fresh water and avoid additional sewer loading and flooding.

DP24 Securing high quality design

The proposed extension is designed to complement and preserve the character, setting, context and the form and scale of neighbouring buildings, which comprise the mainly Victorian villas of Dartmouth Park Conservation Area.

The design responds to the character and proportions of the existing building, carrying through storey heights and maintaining generous openings.

The quality of materials to be used are of the highest order and appropriate to the setting: full height glazing; dressed stone cladding; and stone paving.

Two trees are proposed to be removed to allow the extension to be built, and these will be replaced as part of the planting scheme. The garden will be landscaped to enhance its diversity and to promote wildlife habitat.

DP25 Conserving Camden's heritage

The new extension is specifically designed to preserve the form and readability of the original building, which makes an important contribution to the conservation area's character. It achieves this through making a clear distinction between old and new so that the original house is distinct from the extension. Additionally the extension is one storey in height and so invisible from

the front of the house and Dartmouth Park Hill.

DP26 Managing the impact of development on occupiers and neighbours

The proposal has been planned such that it is low profile and set off from boundaries to avoid overshadowing or sense of enclosure to neighbouring properties.

DP28 Noise and vibration

The building will be designed to avoid unnecessary site noise and to keep disturbance of neighbouring occupiers to a minimum. No new boundary-facing openings are proposed. All existing glazing is to be upgraded to double glazed sound-insulating glazing.

Core Strategy, The Mayor's London Plan, National Planning Policy

The response to these policies is integral to the responses described above in the *Development Policies* section.

Also refer to the Design, Access and Heritage Statement enclosed with this application for further details.