

Mr Ben Ridley  
Architecture for London  
82-84 Clerkenwell Road  
London,  
EC1M 5RF

Application Ref: **2015/1658/P**  
Please ask for: **Obote Hope**  
Telephone: 020 7974 **2555**

29 May 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**25 Dartmouth Park Hill**  
**London**  
**NW5 1HP**

Proposal:

The erection of a single storey full width extension to the rear at ground floor level and a new half width extension at first floor level, following the demolition of the existing two storey extension. Installation of stove flue, new external stairs and hard and soft landscaping works to the rear, replacement of the existing gates and soft landscaping works to the front elevation.

Drawing Nos: GA001, GA002, GA101, GA102, GA103, GA111, GA112, GA113, GA114, GA115, GA116, Arboricultural Survey date 22nd April 2015 from Marcus Foster, Design and Access Statement, Design, Access and Heritage Statement, Planning Statement.

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.



Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans GA001, GA002, GA101, GA102, GA103, GA111, GA112, GA113, GA114, GA115, GA116, Arboricultural Survey date 22nd April 2015 from Marcus Foster, Design and Access Statement, Design, Access and Heritage Statement, Planning Statement.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

Ground Floor extension

It is proposed to demolish the existing two single storey rear extensions between the ground floor and first floor and erect a full width rear ground floor extension and a single storey rear extension at first floor level. The existing property covers approximately 164.3m<sup>2</sup> and the proposed extension would be constructed within the existing patio area with a mixture of Portland stones to the side elevation, glazing wall with timber framed doors. To the south elevation a pergola would be constructed using pre-cast concrete, the roof would be constructed using dark grey ply membrane with a glass canopy.

The proposed rear extension would infill a proportion of the existing patio area and would retain a minimum of 9.9m in depth. Whilst, the extension would introduce an additional 61sqm of residential floorspace by measuring 4.3m in depth, 17.0m in width and 3.5m in height the extension is designed to a high standard which respect the character and appearance of the host building.

The proposed extension would not be a dominant addition with the absent in views of the ground floor extension from the rear elevation and neighbouring properties at ground floor level on account of its size, bulk and scale. As such would be an

acceptable design. Furthermore, the high boundary walls and the existing mature trees limits the visual bulk of the proposed extension on the host building nor would the extension impact on the design principles of the Dartmouth Park Conservation Area.

The proposed first floor washroom would be demolished and rebuilt within the same footprint of the existing building. The extension would be constructed using high quality material that would not introduce addition bulk to the rear elevation when considering the size, scale and detailed design of the existing; as such the proposal would be in accordance with the LDF.

#### Hard and soft landscaping details

The patio area would be re-designed due to the construction of the proposed rear extension, the removal and protection of the trees have been assessed by a tree officer and no objections are raised.

Neighbouring properties have been consulted, a site notice displayed and a public notice published in the local press. No objections have been received. The site's planning history and relevant appeal decisions were taken into account when coming to 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 Area Act 1990 as amended by the enterprise and Regulatory Reform Act (ERR) 2013.

As such the proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policy CS5, and CS14 (Promoting high quality places and conserving our heritage); and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24, DP25 and DP26. The proposed work also accords with The London Plan March 2015, consolidated with alterations since 2011 and paragraphs 14,17 and 126 -141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council->

contacts/environment/contact-the-environmental-health-team.en or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized flourish at the end.

Ed Watson  
Director of Culture & Environment