

41 Dartmouth Park Road



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Photo 1: Front lightwell, 41 Dartmouth Park Road



Photo 2: Rear elevation, 41 Dartmouth Park Road



Photo 3: Rear elevation, 41 Dartmouth Park Road



Photo 4: Rear elevations of 41 and 43 Dartmouth Park Road

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	03/08/2016
		N/A / attached	Consultation Expiry Date:	12/08/2015
Officer		Application Number(s)		
Darlene Dike		2015/3207/P		
Application Address		Drawing Numbers		
41 Dartmouth Park Road London NW5 1SU		Please refer to Decision Notice.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of part single/part 2 storey full width rear extension following demolition of existing 2 storey half-width rear extension, and installation of 2 rooflights to rear roofslope and bike store to front lightwell.				
Recommendation(s):	Grant conditional permission.			
Application Type:	Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	07	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	<p>A site notice was displayed from 10/07/2015 to 31/07/2015. .</p> <p>A press notice was published from 16/07/2015 to 06/08/2015.</p> <p>No responses were received from adjoining occupiers.</p>					
CAAC/Local groups* comments: *Please Specify	<p>Dartmouth Park Conservation Area Advisory Committee made the following objection:</p> <p>Front elevation:</p> <ul style="list-style-type: none"> The proposed roof light breaks the uniform roofs of the street, and thereby harms the Conservation Area. <p>Rear elevation:</p> <ul style="list-style-type: none"> We object very strongly to the grotesque proposed 'steel over-size door' which destroys the balance of the rear of this terrace (as is evident from the only item in all the material for this application that shows context - p.3); may be objectionable on safety grounds; and is quite unnecessary. It pays no respect to the original design and proportions. If light is required at ground floor level, a window that relates to existing windows should be provided, with a normal size door at lower ground floor. We further object strongly to the proposed timber cladding, that would introduce another unrelated feature in this front of the terrace. It fails to meet the requirement (CPG Design, 4.11) of being 'sympathetic to the existing building material'. Brick is the appropriate material. The aluminium sliding doors occupying the whole of the lower ground floor (apart from the over-size door) are also inappropriate, and timber framing is to be preferred. <p>Roof:</p> <ul style="list-style-type: none"> The proposed dormer is decidedly excessive in size; taking up half the roof area, it cannot fairly be said to be 'subservient' to the roof. The adjoining roof-light does 'upset the balance' of the terrace roofs, and should be rejected. A condition might be imposed to ensure the proper maintenance of the proposed green roof of the extension. <p>Following revisions to the scheme, Dartmouth Park Conservation Area Advisory Committee amended their objection as follows:</p> <p>'Having considered the revised drawings, we welcome the marked improvements in the roofs, but very strongly regret that no alteration has been proposed to the monstrously outsized back door, to which we continue to offer the strongest opposition as a seriously damaging feature that is also quite unnecessary as a conventional window and door in keeping with adjoining facades would provide more than adequate light.'</p> <p>Officer's Response See paragraphs 2.1, 4.3, 4.4, 4.8</p>					

Site Description

The application site comprises a three-storey plus basement, mid terrace dwelling house located on the south side of Dartmouth Park Road, abutting Bellgate Mews at the rear, and close to the junction with York Rise. The property currently features a two storey part width extension, with spiral staircase and landing, at the rear.

The site is located in the Dartmouth Park conservation area, and while not listed, the building is noted within the Conservation Area Appraisal and Management Statement as making a positive contribution the character and appearance of the conservation area.

Relevant History

APPLICATION SITE

20683 - Alterations to rear extension to provide improved bathroom and kitchen, and provision of spiral staircase at rear. **Granted 03/06/1975.**

2009/3765/P - Alterations to existing rear staircase and balcony to first floor level of a dwelling house (Class C3). **Withdrawn 17/12/2009.**

2010/1867/P - Enlargement of existing balcony at first floor level and the re-installation of existing spiral staircase linking the garden area with the balcony at first floor level of dwelling house (Class C3). **Granted 21/05/2010.**

NEIGHBOURING SITES

18 Dartmouth Park Road

2013/3424/P - Erection of part 1/part 2 storey rear extension following demolition of existing rear extension and stair, installation of 3 rooflights and replacement of all windows. Alterations to side elevation including excavation and insertion of new windows and door, in connection with change of use from two flats to single dwelling house (Class C3). **Granted 30/9/2013.**

Relevant policies

National Planning Policy Framework 2012

London Plan 2011

Camden LDF Core Strategy 2010

CS5 Managing the impact of growth and development
CS11 Promoting sustainable and efficient travel
CS13 Tackling climate change through promoting higher environmental standards
CS14 Promoting high quality places and conserving our heritage

Camden Development Policies 2010

DP17 (Walking, cycling and public transport)
DP22 (Promoting sustainable design and construction)
DP24 (Securing high quality design)
DP25 (Conserving Camden's heritage)
DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2013

CPG1 Design – Chapters 4 and 6
CPG3 Sustainability – Chapters 10
CPG6 Amenity – Chapters 6 and 7

Dartmouth Park Conservation Area Appraisal and Management Strategy

Assessment

1. Proposal

1.1 Planning permission is sought for the following works:

- Erection of part single/part 2 storey full width rear extension measuring 4.5m (width) by 4.0m (depth) by 2.9m (height) for the single storey aspect and 3.4m (width) by 4.0m (depth) by 6.1m (height) for the two storey aspect
- Installation of 2 rooflights to rear roofslope
- Installation of bike store to front lightwell with the capacity to hold 2 bikes

2. Revisions

2.1 In response to comments from officers, the following amendments were made:

- Removal of proposed dormer and replacement with 2 rooflights.
- Removal of front rooflight.
- Proposals to clad both the 2 storey and single storey aspects of the rear extension in timber were revised in favour of a design which clads only the single storey element.
- The design of the single storey aspect of the rear extension was amended replacing the mono-pitched roof with a flat roof.

3. Assessment

3.1 The principal considerations material to the determination of this application are summarised as follows:

- Design (Visual impact)
- Amenity (Impact on the amenity of adjoining neighbours)

4. Design

4.1 Rear Extension

4.2 Erection of the proposed rear extension would involve the removal of an existing two storey rear addition and replacement with a 2 storey element and single storey infill element. The two storey aspect of the extension would measure 3.4m (width) by 4.0m (depth) by 6.1m (height), whilst the single storey aspect would measure 4.5m (width) by 4.0m (depth) by 2.9m (height). At these dimensions, both aspects of the proposed extension would be wholly subordinate to the host building in terms of their scale and massing. The footprint of the rear extension allows for the retention of a reasonably sized garden, preserving an acceptable ratio of built to unbuilt space. Alongside this, the two storey element of the rear extension forms a secondary addition clearly cohesive with its setting, which would result in no increase in visual mass or bulk, as it is of a height marginally lower than that of the 2 storey addition which it replaces, and in keeping with the height of the 2 storey rear additions prevalent at numbers 35, 37, 39, 43, 45 and 47 Dartmouth Park Road. In terms of its form and scale the single storey aspect of the rear extension would also be subordinate to the host building and to the proposed 2 storey element adjacent to it, as the revised design benefits from a flat rather than sloping roof which lowers the height of the single storey aspect height significantly, and so minimises its visual impact.

4.3 The use of materials in both elements of the rear extension is also deemed acceptable. CPG1 Design guidance calls for 'traditional materials such as brick, stone, timber and render' to be used 'in historic areas' noting these as 'the most appropriate complement to the historic fabric' (paragraph 4.7). Constructed from London stock brick to match the original building fabric the two storey element of the rear extension meets this guidance. And although it has received some objection, so too does the single storey aspect, which is proposed to be clad in high quality timber. Whilst it is acknowledged that the timber cladding will not match the existing building material, it is considered that it is possible to be sympathetic to the existing building material without exactly matching it. The use of timber cladding complies with CPG1 Design guidance, and secured by condition would easily be sympathetic to the colour and texture of the London stock brick employed. Moreover timber cladding is limited to the single storey aspect of the extension solely, which is not visible from the public realm (even from Bellgate Mews, as views to the rear garden of 41 Dartmouth Park Road are obscured by trees here) and so its use would have limited visual impact.

4.4 Concerns have also been raised over the detailed design of the extension, namely against the introduction of a double height door to the two storey element of the extension, and aluminium sliding doors to the single storey aspect. As CPG1 design guidance states in some cases 'a harmonious contrast with the existing property and surroundings may be appropriate for some new work to distinguish it from the existing building (paragraph 4.7). Here the rear extension would form a wholly contemporary addition to the host building and so it is fitting that it features contemporary fenestration. It is considered that this contemporary style can still complement the traditional building. This has been shown to be the case in the immediate vicinity, where planning consent for a near identical double height door and three-paned aluminium doors was granted at 18 Dartmouth Park Road (see relevant history above), demonstrating

that modern features of this type can be fitting within the Dartmouth Park conservation area.

- 4.5 The detailed design of the rear extension is also acceptable as it features two green roofs. These serve to enhance the extension's positive visual contribution to its setting and meet the aspirations of CPG3 on Sustainability that schemes 'must incorporate green or brown roofs ...wherever suitable' (paragraph 10.3).

4.6 Rooflights

- 4.7 The proposed rooflights are acceptable in terms of their scale, location and detailed design. Positioned centrally on the rear roofslope the rooflights would not be visible from the public realm on Dartmouth Park Road, and given the shallow pitch of the roof would also not be present in views at the rear from Bellgate Mews, and thus would have limited visual impact on their setting. Modest in scale and designed to be flush with the rear roofslope in the conservation style, the rooflights would serve to preserve and enhance the character and appearance of the Dartmouth Park conservation area. The current proposal is a significant improvement on the initial and revised schemes to which the Dartmouth Park Conservation Area Advisory Committee objected, which first sought to place a single rooflight beside a dormer extension, and then to install 5 rooflights to the rear roofslope, as it results in a far less cluttered aesthetic.

- 4.8 Proposals to install a rooflight to the front roofslope have been withdrawn and so it is felt that the concerns of the Dartmouth Park Conservation Area Advisory Committee have been addressed in this regard.

4.9 Bike Store

- 4.10 CPG1 Design guidance recognises that 'entrances and adjoining areas of buildings are often spaces that require the integration of a number of competing needs such as the provision of...cycle storage' and goes on to stipulate that 'these elements should be constructed with materials sympathetic to the site and surroundings' as well as advising that 'you can minimise the visual impact of storage areas by careful siting and incorporating planters to screen developments' (paragraph 6.33).
- 4.11 The proposal to install a cycle store to the front lightwell of 41 Dartmouth Park Road complies with CPG1 guidance entirely. Constructed from London Stock brick piers and timber doors, the cycle store comprises materials wholly sympathetic to the host building and its setting within the Dartmouth Park conservation area. In addition to this, the location of the cycle store would result in limited visual impact, as it would be fully obscured from view from the road by virtue of its lowered position, beneath ground level. Further to this the mature planting present in the front garden portion of the lightwell would be retained and serve to screen the cycle store from the road. Given this, it is considered that the cycle store would not have a detrimental impact on visual amenity.
- 4.12 The proposed cycle store is also considered appropriate in terms of its scale. At a height of 1.2m, width of 3.5m and depth of 2.3m, the cycle store is not considered unduly prominent or obtrusive in terms of its scale and massing.

5. **Amenity**

- 5.1 The proposed extension is not considered to raise any amenity issues. The 2 storey element of the extension has the same depth and lower height than the existing 2 storey addition and so would have no impact on the neighbouring property at 39 Dartmouth Park Road, in terms of loss of daylight or sunlight or overshadowing. Similarly the single storey element of the extension which is positioned at lower ground floor level, whilst rising higher than the existing boundary wall with 43 Dartmouth Park Road, would have no bearing on the daylight and sunlight at this property due to its limited height and positioning. There is also a significant void between the buildings which would allow sufficient daylight and sunlight to penetrate the site at 43 Dartmouth Park Road, notwithstanding the presence of the extension adjacent.
- 5.2 It also considered that the proposed extension would not result in any undue overlooking to neighbouring properties. Though a side elevation window is proposed to the inner wall of the 2 storey element of the extension at upper ground floor level, this will be obscure glazed, and so any views in to the neighbouring garden at 43 Dartmouth Park Road would be prevented, and in fact proposals would have less impact on amenity than the existing clerestory windows.

6. **Recommendation**

- 6.1 Grant conditional permission.

|

DISCLAIMER

Decision route to be decided by nominated members on Tuesday 1st September 2015. For further information

please go to www.camden.gov.uk and search for 'members briefing'

Ms Deborah Sher
Sher & White Architects
First Floor
Highgate Business Centre
33 Greenwood Place
London
NW5 1LB

Application Ref: **2015/3207/P**
Please ask for: **Darlene Dike**
Telephone: 020 7974 1029

26 August 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

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

DECISION

Proposal:

Erection of part single/part 2 storey full width rear extension following demolition of existing 2 storey half-width rear extension, and installation of 2 rooflights to rear roofslope and bike store to front lightwell.

Drawing Nos: Site Location Plan (Ref. 1505/OS.01); 1505/ EX.01; 1505/ EX.02; 1505/ EX.03; 1505/ EX.04; 1505/ EX.05; 1505/ EX.06; 1505/ EX.07; 1505/ EX.08; 1505/ EX.09; 1505/ EX.10; 1505/ EX.11; 1505/ EX.12; 1505/ PL.01_B; 1505/ PL.02_B; 1505/ PL.03_B; 1505/ PL.04_B; 1505/ PL.05_B; 1505/ PL.06_B; 1505/ PL.07_B; 1505/ PL.08_B; 1505/ PL.09_B; 1505/ PL.10_B; 1505/ PL.11_B; 1505/ PL.12_B; 1505/ PL.13_B; Design and Access 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 policies 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; Site Location Plan (Ref. 1505/OS.01); 1505/ EX.01; 1505/ EX.02; 1505/ EX.03; 1505/ EX.04; 1505/ EX.05; 1505/ EX.06; 1505/ EX.07; 1505/ EX.08; 1505/ EX.09; 1505/ EX.10; 1505/ EX.11; 1505/ EX.12; 1505/ PL.01_B; 1505/ PL.02_B; 1505/ PL.03_B; 1505/ PL.04_B; 1505/ PL.05_B; 1505/ PL.06_B; 1505/ PL.07_B; 1505/ PL.08_B; 1505/ PL.09_B; 1505/ PL.10_B; 1505/ PL.11_B; 1505/ PL.12_B; 1505/ PL.13_B; Design and Access Statement

Reason:

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

- 4 Prior to the first occupation of the building a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 5 A sample panel of the timber cladding demonstrating the proposed colour and texture shall be provided on site, and details of the timber cladding weathering capabilities shall be submitted to and approved in writing by the Council prior to the beneficial use of the development. The sample panel shall be retained on site until the work has been completed.

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

Informative(s):

- 1 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).
- 2 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.
- 3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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

Director of Culture & Environment