

69 Dartmouth Park Road - Site location plan



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69 Dartmouth Park Road – Pictures



1. Front and side elevation



2. Side elevation of 69 Dartmouth Park Road as seen from the public realm.



3. Rear elevation



4. Rear elevation towards no. 71 Dartmouth Park Road



5. Rear elevation towards no. 67 Dartmouth Park Road



6. Boundary between nos. 69 and 71 Dartmouth Park Road

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	08/10/2015
		N/A / attached		Consultation Expiry Date:	10/09/2015
Officer			Application Number(s)		
Carlos Martin			2015/4425/P		
Application Address			Drawing Numbers		
69 Dartmouth Park Road London NW5 1SL			Refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of a single storey rear extension, enlargement of existing side dormer and associated alterations.					
Recommendation(s):		Grant planning permission subject to conditions			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	10	No. of responses	01	No. of objections	01
			No. Electronic	01		
Summary of consultation responses:	<p>Press notice published from 20/08/2015 to 10/09/2015 Site notice displayed from 19/08/2015 to 09/09/2015</p> <p>1 objection received from the occupier of 71 Dartmouth Park Road based on the following summarised grounds:</p> <ol style="list-style-type: none"> 1. The proposed new flat roof will be located directly below and to the right of the living room windows of 71 Dartmouth Park Road. The new roof would mean total loss of privacy and any screens or other large objects placed on the roof would cut out sunlight and daylight. Allowing this roof to be built now would encourage further planning applications and there would be nothing to stop further development, such as a roof garden or balcony. 2. Many of the surrounding fences in the area are full of holes and provide easy access to the back gardens. The proposed new flat roof at 69 is easy to access from garden level; and it provides an excellent view of what can be found indoors in the ground floor living rooms at 69 and 71 as well as facilitating moving stolen items outdoors. Burglaries are very common here and we recently had leaflets posted through the door from the police warning of a steep increase in burglaries. <p><u>Officer's comments:</u></p> <ol style="list-style-type: none"> 1. It is not proposed to use the proposed flat roof as a terrace or seating area. It is agreed that this would have an impact on the amenity of the neighbouring property and therefore a condition should be included in the decision notice to prevent the erection of fences or balustrades over the roof and to prevent its use as terrace. Such use would require planning permission and therefore the erection of the flat roof does not mean that the planning authority cannot control any future development over the roof. 2. It is not considered that the erection of a flat roof extension at no. 69 would significantly facilitate burglars at the upper ground floor flat of no. 71 as there would be a distance of over a metre between the proposed roof and the upper ground floor windows of no. 71. A refusal based on these grounds would be difficult to be justified at appeal and would be inconsistent with the large number of flat roof extensions that have been granted elsewhere in the borough. 					
CAAC/Local groups* comments: *Please Specify	<p>Dartmouth Park CAAC: Objects on the following grounds:</p> <p><i>"The proposed treatment of the rear elevation is unacceptable. The new anodised aluminium ground floor window is entirely out of character with the windows of both this house and its pair. While it would be desirable for the lower ground floor doors to have been more in keeping with its pair, it is a consistent treatment of that storey. However, the ugly ground floor window proposed is thoroughly offensive to the</i></p>					

	<p><i>remainder of the rear façade and in no way enhances the Conservation Area”.</i></p> <p><u>Officer’s comments:</u></p> <p>The proposal has been amended to remove the originally proposed upper ground floor aluminium window with a traditional timber framed sash window in keeping with the character and age of the host property. The proposed openings at lower ground floor have been kept as originally proposed, as given the location of this floor, at the lowest level, and the number of alterations in the surroundings, it is not considered that it would have an harmful impact on the character of the property.</p>
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Site Description

The application site relates to a three-storey plus attic semi-detached single-dwelling house located on the south of Dartmouth Park Road. The site is not listed but forms part of the Dartmouth Park Conservation Area.

Relevant History

2015/4676/P: Certificate of Lawfulness application for: Installation of rooflight to the front slope and new window to the side elevation at 1st floor level. Ongoing assessment.

Relevant policies

NPPF 2012

The London Plan 2011

LDF Core Strategy and Development Policies 2010

CS5 Managing the impact of growth and development

CS14 promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance

CPG1 (design) 2015

CPG6 (amenity) 2011

Dartmouth Park character appraisal and management strategy 2009

Proposal

1. Planning permission is sought for the erection of a single storey rear extension at lower ground floor level; the installation of a new door on the side elevation at lower ground floor level; the installation of a new rear window at upper ground floor level; and the widening of the existing side dormer.
2. The proposed rear extension would be 3.9m wide and would infill the area between the existing back-addition and the boundary with no. 71, matching the depth of the back-addition. It would feature a flat green roof and a set of folding aluminium doors, which would be replicated on the rear elevation of the back-addition. The proposed sash upper ground floor window would be timber frame and wider than the existing. On the side elevation, the proposed new door would feature a single glazed side panel and aluminium frames. Lastly, the side dormer would be widen by 0.6 m but would keep the same height and materials.

Amendments

3. The proposal has been amended at officers' request. The originally proposed contemporary upper ground floor window has been replaced with a traditional timber sash while the originally proposed side dormer, which would have cut through the parapet, has been replaced with a wider dormer which would still be set behind the parapet.

Planning considerations

4. The main planning considerations are considered to be:-
 - i) the impact of the proposal on the character of the building and the conservation area; and
 - ii) the impact of the proposal on the amenity of neighbouring properties;

Design and conservation

5. The proposed extension would be subordinate in scale and size to the host property and is similar in scale to many other extensions in the vicinity. The proposed contemporary doors are considered acceptable given that they are located at lower ground floor level and away from public views. There are a number of modern extensions and alterations to the rear of the properties on this side of Dartmouth Park Road and within this context the proposed aluminium doors are not considered to be at odds with their surroundings. The proposed new upper ground floor window is sympathetic to the age and character of the property and the conservation area. The proposed widen dormer would remain as a discreet feature as amended, as it would remain set behind the existing parapet. Overall, the proposal is considered to be in line with current policy and guidance which seek to preserve the character and appearance of the conservation area.
6. Given the location of the proposed extension, between the adjoining extension and the back-addition, it would not cause any undue impact in terms of loss of light, privacy or sense of enclosure. The proposed new window and dormer would replace existing and therefore the proposal does not raise any overlooking issues. However, the proposal involves the erection of a flat roof and in order to protect the future amenity of adjoining neighbours it is considered that a condition preventing the use of the roof as a terrace should be included in the decision. In addition, a condition requiring details of the green roof to be submitted to the Council should also be included to ensure its long term viability.

Recommendation

7. Grant planning permission subject to conditions.

DISCLAIMER

Decision route to be decided by nominated members on Monday 21st September. For further information please go to www.camden.gov.uk and search for 'members briefing'

Mr Roman Pardon
Roman Pardon Architecture & Design
8 Dalmeny Road
London
N7 0HH

Application Ref: **2015/4425/P**
Please ask for: **Carlos Martin**
Telephone: 020 7974 2717

16 September 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**69 Dartmouth Park Road
London
NW5 1SL**

DECISION

Proposal:

Erection of a single storey rear extension, enlargement of existing side dormer and associated alterations.

Drawing Nos: 1503DART_1000; -1009; -1010; -1011; -1012; -1021; -1023; -1023A; -1024; -1034; -1099A; -1100B; -1101; -1102; -1210; -1230C; -1240A; -1340; & D&A Statement rev A.

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 1503DART_1000; -1009; -1010; -1011; -1012; -1021; -1023; -1023A; -1024; -1034; -1099A; -1100B; -1101; -1102; -1210; -1230C; -1240A; -1340; & D&A Statement rev A.

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

- 4 The hereby approved flat roof shall not be used as a terrace or seating out area unless otherwise approved in writing by the local planning authority.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Prior to the commencement of development 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.

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.

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

DECISION