

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**

22 September 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

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

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



Ed Watson
Director of Culture & Environment