

Miss Kathleen Hall  
Kathleen Hall Interior Designs Ltd  
17 Fortunegate Road  
London  
NW10 9RD

Application Ref: **2015/6509/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

8 January 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**15 Dartmouth Park Avenue**  
**London**  
**NW5 1JL**

Proposal: Removal of existing door and window and installation of aluminium framed bi-folding doors to rear ground floor; new raised patio; infill of door and window of front store with matching brick; installation of 2 x boiler flues at lower ground floor and second floor level; and replace existing timber sash windows with new timber sash windows with double glazing.

Drawing Nos: DPA/P/001, DPA/P/002 (existing lower ground floor plan), DPA/P/002 REV A (existing rear elevation), DPA/P/004, DPA/P/005, DPA/P/006 REV A, DPA/P/007 and DPA/P/008.

The Council has considered your application and decided to grant permission subject to the following conditions:

#### Conditions and Reasons:

- 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: DPA/P/001, DPA/P/002 (existing lower ground floor plan), DPA/P/002 REV A (existing rear elevation), DPA/P/004, DPA/P/005, DPA/P/006 REV A, DPA/P/007, DPA/P/008.

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

#### Informatives:

- 1 Reasons for granting permission:

The proposal to remove the existing rear timber French doors and window and install new aluminium bi-folding doors is considered acceptable. The location of the development to the rear of the property would be subject to minimal public views and the contemporary design is considered a sympathetic alteration to the residential dwelling. The use of rendering would match the existing and is acceptable. The new doors would be installed in the same position as the existing doors and window, and would therefore not result in any increased overlooking of neighbouring residents.

The existing steps from the French doors into the garden would be replaced with a new raised patio. The raised patio would be stepped back from the boundary with No.17 and is not considered to increase the potential for overlooking above the current arrangement.

The door and window to the existing front external vault would be infilled. There are very minimal views of this area from the public realm, and the use of matching brick would ensure the works would be a minor alteration that would not harm the character or appearance of the host property or wider conservation area. Likewise, the installation of new boiler flues and waste pipe to the side elevation are minor additions that would not harm the appearance of the host dwelling.

The proposal includes the replacement of the existing single glazed, timber-framed windows with new double glazed windows. Whilst single glazed windows often contribute to the character of conservation areas, the double glazed units proposed are the same design, materials and opening method as existing and thereby accord with Camden Planning Guidance. As such the proposal is not considered harmful to the character or appearance of the host building or street scene and would preserve the character and appearance of the Dartmouth Park Conservation Area.

One comment has been received from the Dartmouth Park CAAC and duly taken into account prior to making this decision. The planning history of the site has been 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 Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 and 7.6 of the London Plan 2015, consolidated with alterations since 2011; and paragraphs 14, 17, and 56 -66 of the National Planning Policy Framework.

- 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 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).

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