

Mr William Tozer
William Tozer Associates
42 to 44 New House
67 to 68 Hatton Garden
London
EC1N 8JY

Application Ref: **2015/5432/P**
Please ask for: **Jagdish Akhaja**
Telephone: 020 7974 **4899**

8 January 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
11 Dartmouth Park Avenue
London
NW5 1JL

Proposal:
Erection of a single storey rear extension with raised patio at lower ground floor level and enlargement of front rooflight.
Drawing Nos: Site location plan A/01/001A; 101A, 102A, 103A, A/02/101E; 102E, 103E, 501D, Design and Access Statement revised 13 November 2015.

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 A/01/001A; 101A, 102A, 103A, A/02/101E; 102E, 103E, 501D, Design and Access Statement revised 13 November 2015.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed rear extension is considered to be subordinate in size and scale and lightweight in appearance and would not harm the character and appearance of the host building or conservation area. The rooflight would be similar to others on the roof and would be barely visible from the street.

The proposal is considered to preserve the character of the conservation area. 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.

The proposed single storey rear extension would be about the same height as the existing extension and would project only 1m beyond the existing extension at no.13 and 2m beyond the rear facade of no.9. The extension will not result in any harmful loss of daylight or outlook to either neighbour, and there will be no loss of privacy from the raised patio due to screening by the existing fences. Therefore there would be no impact on the amenity of adjoining neighbours in terms of loss of light, outlook or privacy.

One objection and one comment have been received prior to making this decision. These and the planning history of the site have been taken into account when coming to this decision.

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 and paragraphs 14, 17, and 56-66 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



Ed Watson
Director of Culture & Environment