

# CONSULTATION SUMMARY

## Case reference number(s)

2016/3814/P

## Case Officer:

Amy-Grace Douglas

## Application Address:

54 Dartmouth Park Road  
London  
NW5 1SN

## Proposal(s)

Erection of a single storey rear extension at dwelling house (Class C3) following demolition of existing single storey rear extension

## Representations

<b>Consultations:</b>	No. notified	7	No. of responses	5	No. of objections	1
					No of comments	2
					No of support	2

## Summary of representations

### *(Officer response(s) in italics)*

The owner/occupier of 35 Laurier Road has objected to the application on the following grounds:

- Design should be more sympathetic and in keeping with the conservation area.
- Confirm that brick would match the existing.

Comments were received from both the Dartmouth Park CAAC and a resident noting that the rear window should be flush with the wall and not a bay window as per the original extension.

Two comments of support were received.

### **Officer response**

As the proposal is located to the rear of the property it is not considered that the

addition would cause harm to the conservation area or the streetscene in general. The proposed frameless bay window would not be thought to significantly detract from the character of the host building, as it is of a suitably scaled contemporary design that reflects modern architecture and increases the usability of the internal space. It is not considered that it would be required in this instance to incorporate a traditional window in place of a more modern feature, given the surrounding extensions and the proposal being a suitably subordinate addition in general. Camden's planning guidance CPG1 requires that modern materials such as glass can be suitable given they are used sensitively and do not dominate the original building, and it is considered the proposal complies with this guidance.

It is considered that the inclusion of a condition requiring details of the materials of this window so that the extension is of a high standard and quality would ensure that the proposal does not cause harm to the character of the original building.

The agent/applicant has confirmed on the Application Form that bricks would match the existing however a standard condition requiring this is recommended for inclusion with the grant of permission.

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 London Plan 2016 and the NPPF.

**Recommendation: Grant planning permission subject to condition**