

Mr Jonathan Paley  
PEAR Studio Ltd Unit 9  
38-50 Pritchards Road  
Hackney  
LONDON  
E2 9AP

Application Ref: **2016/4770/P**Please ask for: **Nora-Andreea****Constantinescu**Telephone: 020 7974 **5758**

13 October 2016

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Householder Application Granted**

Address:

**29 Dartmouth Park Avenue  
London  
NW5 1JL**

Proposal:

Erection of single storey ground floor rear extension and minor external alterations to dwellinghouse.

Drawing Nos: DPA 2-[00]-0 00 Rev P2; DPA 2-[00]-0 01 Rev P2; DPA 2-[00]-1 01 Rev P2; DPA 2-[00]-1 02 Rev P2; DPA 2-[00]-1 03 Rev P2; DPA 2-[00]-1 04 Rev P2; DPA 2-[00]-1 05 Rev P2; DPA 2-[00]-1 06 Rev P2; DPA 2-[00]-2 02 Rev P2; DPA 2-[00]-2 03 Rev P2; DPA 2-[00]-2 04 Rev P2; DPA 2-[00]-3 01 Rev P2; DPA 2-[00]-3 02 Rev P2; Design &amp; 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 as those of the existing building.

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 2-[00]-0 00 Rev P2; DPA 2-[00]-0 01 Rev P2; DPA 2-[00]-1 01 Rev P2; DPA 2-[00]-1 02 Rev P2; DPA 2-[00]-1 03 Rev P2; DPA 2-[00]-1 04 Rev P2; DPA 2-[00]-1 05 Rev P2; DPA 2-[00]-1 06 Rev P2; DPA 2-[00]-2 02 Rev P2; DPA 2-[00]-2 03 Rev P2; DPA 2-[00]-2 04 Rev P2; DPA 2-[00]-3 01 Rev P2; DPA 2-[00]-3 02 Rev P2; Design & Access Statement.

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

#### Informative(s):

- 1 Reasons for granting permission:

The proposed rear extension would have a depth of 3m which would match the existing extension at the adjacent property at no 27. It would project with 0.9m beyond the outrigger's rear wall and would be set back from the neighbouring property at no 31 with over 2m. Due to its depth, height and scale, the proposal appears to be a subordinate addition to the main dwelling which would not harm the character and appearance of the host property nor 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The replacement of the front and dormer windows with new painted timber casements would be in keeping with the character of the host dwelling. In addition, the extension of the white stucco area to the rear elevation and the relocation of the rain water pipe are all considered acceptable.

The rear extension, due to its setback on one side and its matching depth and height to the adjoining neighbour's extension, would not result in any harm to the amenities of the neighbouring properties.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 and CS14 and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24, DP25 and DP26. The proposed development also accords London Plan 2016 and National Planning Policy Framework.

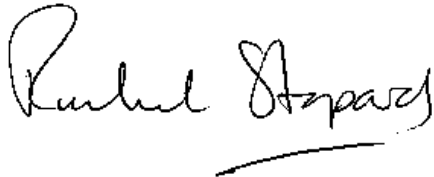
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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



Rachel Stopard  
Executive Director Supporting Communities