

Roman Pardon  
Roman Pardon Architecture & Design  
8 Dalmeny Road  
London  
N7 0HH

Application Ref: **2016/5153/P**  
Please ask for: **Leela Muthoora**  
Telephone: 020 7974 **2506**

18 November 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**69 Dartmouth Park Road  
London  
NW5 1SL**

Proposal:

Alterations to boundary wall and brick pier and replacement steps to front elevation.

Drawing Nos: Design & Access Statement rev A 09-11-16; 1503DART-1000; 1609DART-02 rev A, 03 rev B, 04 rev C

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 adjoining walls and steps, 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 Details in respect of the following shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun: Manufacturer's specification details and a sample panel, provided on site, of the stone work and facing brickwork demonstrating the proposed colour, texture, face-bond and pointing.  
The relevant works shall be carried out in accordance with the approval given and the approved 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 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.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans - Design & Access Statement 17.12.15 Revision B; 1503DART-1000; 1609DART- 02 rev A, 03 rev A, 04 rev B

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

#### Informative(s):

- 1 Reasons for granting permission.

The partial demolition of the non-original dwarf wall is considered appropriate given the improved access from the street to the steps and repositioning of the existing brick pier. The proposal would retain the traditional separation between public and private spaces by reinstating a front wall with traditional materials of brick to the boundary wall and iron work railings to the gate and steps. There are examples of similar alterations elsewhere on the street in particular at neighbouring properties. The proposed steps and railings are considered acceptable given the proposed scale, improved gradient and use of appropriate materials.

The proposal is considered to preserve and enhance the existing character and appearance of the host building, streetscene and Dartmouth Park Conservation Area.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

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.

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 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 of The London Plan 2016 and The National Planning Policy Framework.

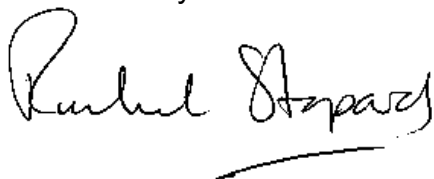
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

