

Mrs Natalie Maslaw
26 York Street
London
W1U 6PZ

Application Ref: **2016/5612/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

5 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
79 Dartmouth Park Hill
London
NW5 1JD

Proposal:

Erection of a single storey rear and side extension; erection of replacement front extension; lowering of window sills on front elevation at lower ground floor level to create doors and associated landscaping works.

Drawing Nos: 79aDPH / Site Plan (dated 12.10.16); 79aDPH / Location, Site Plan (dated 12.10.16); 79aDPH / Existing North Elevation (dated 12.10.16); 79aDPH / Existing Garden Level Floor (dated 12.10.16); 79aDPH / Existing Front Elevation (dated 12.10.2016); 79aDPH / Existing South Elevation (dated 12.10.16); 79aDPH / Existing Rear Elevation (dated 12.10.16); 79aDPH / Proposed Garden Level Floor (dated 29.11.16); 79aDPH / Proposed Front Elevation (dated 29.11.16); 79aDPH / Proposed South Elevation (dated 29.11.16); 79aDPH / Proposed Rear Elevation (dated 29.11.16); 79aDPH / Proposed Rear Elevation With Boundary Treatment (dated 29.11.16); 79aDPH / Proposed North Elevation With Boundary Treatment (dated 29.11.16); 79aDPH / Proposed Front Elevation With Boundary Treatment (dated 29.11.16); Proposed South Elevation With Boundary Treatment (dated 29.11.16); 79aDPH / Proposed Roof Plan (dated 29.11.16); 79aDPH / Proposed Section A (dated 29.11.16); 79aDPH / Proposed Section B (dated 29.11.16);



79aDPH / Proposed Section C (dated 29.11.16); Design & Access Statement (October 2016; Daylight Assessment prepared by Malcolm Hollis (dated 18/10/2016); AIA prepared by Sharon Hosegood Associates (dated 03.10.16)

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 policy 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: 79aDPH / Site Plan (dated 12.10.16); 79aDPH / Location, Site Plan (dated 12.10.16); 79aDPH / Existing North Elevation (dated 12.10.16); 79aDPH / Existing Garden Level Floor (dated 12.10.16); 79aDPH / Existing Front Elevation (dated 12/10/2016); 79aDPH / Existing South Elevation (dated 12.10.16); 79aDPH / Existing Rear Elevation (dated 12.10.16); 79aDPH / Proposed Garden Level Floor (dated 25.11.16); 79aDPH / Proposed Front Elevation (dated 25.11.16); 79aDPH / Proposed South Elevation (dated 25.11.16); 79aDPH / Proposed Rear Elevation (dated 25.11.16); 79aDPH / Proposed Rear Elevation With Boundary Treatment (dated 25.11.16); 79aDPH / Proposed North Elevation With Boundary Treatment (dated 25.11.16); 79aDPH / Proposed Front Elevation With Boundary Treatment (dated 25.11.16); Proposed South Elevation With Boundary Treatment (dated 25.11.16); 79aDPH / Proposed Roof Plan (dated 25.11.16); 79aDPH / Proposed Section A (dated 25.11.16); 79aDPH / Proposed Section B (dated 25.11.16); 79aDPH / Proposed Section C (dated 25.11.16); Design & Access Statement (October 2016; Daylight Assessment prepared by Malcolm Hollis (dated 18/10/2016); AIA prepared by Sharon Hosegood Associates (dated 03.10.16)

Reason:

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

- 4 A sample of the brickwork to be used for the front extension, showing identical brick, bond and mortar, sootwashed to match the host building shall be submitted

to and approved in writing by the local planning authority before the relevant part of the work is begun.

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 policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 All work shall be carried out in accordance with the relevant recommendations of British Standard 3998: 2010. (Recommendation for Tree Work)

Reason: To ensure the preservation of the amenity value and health of the tree(s).

- 6 Prior to the end of the planting season following completion of the development, hard and soft landscaping and replacement tree planting, shall be carried out in accordance with details to include species, position, date and size, where applicable, that have first been submitted to and approved by the local planning authority in writing.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area, in accordance with the requirements of policies CS14, CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 7 The flat roof of the rear extension hereby approved shall not be used as a terrace or any other amenity area.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission

The proposed rear/side extension has been revised to be a more subordinate addition to the main dwelling house. Although a full width extension, the massing would be broken up by having projecting and recessed elements which respects the original plan form of the property and will prevent it from appearing too bulky. The height is considered acceptable and respects the proportions of the host building. Due to the property being a corner site, the rear extension would be visible from the streetscene however by virtue of its scale and design, it is not considered to be harmful to the character and appearance of the property or the conservation area. Furthermore, the proposed green flank wall of the extension and tree planting along the north elevation would soften the side elevation of the

extension and contribute to the leafy character.

The front extension would replace an existing timber structure which is in poor condition and detracts from the character of the property. While lean-to additions are not typically acceptable on the principal elevation, it is considered to be an opportunity to enhance the existing situation. It would be located at lower ground floor level thereby having little prominence in the streetscene.

Both extensions would be constructed in appropriate materials using matching brickwork and timber framed glazed doors.

The conversion of windows to doors on the front elevation would be acceptable. The ground level would need to be lowered slightly however this is considered minor and would not require a BIA.

One tree would be removed to accommodate the extension. Given the tree isn't important to the amenity or character of the site, its removal is considered acceptable subject to details of replanting.

The proposal is considered to preserve the character and appearance 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Although an extension of the scale and depth proposed is usually considered to be unneighbourly, the adjacent property is set in from the boundary which splays away from the proposed extension. A BRE daylight assessment submitted as part of the application concludes that the proposal would not have a material impact in terms of daylight and sunlight received. Furthermore it would not harm neighbouring residents outlook or privacy. A condition will ensure the flat roof of the extension shall not be used as a terrace in the interests of neighbour amenity.

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 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 the London Plan 2016 and 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.

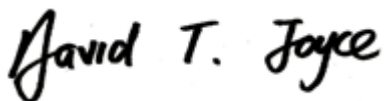
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



David Joyce
Executive Director Supporting Communities