

2017/1361/P 25A Dartmouth Park Road



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Image 1. Showing the host building in context with no.27.



Image 2. Showing the different styles of closet wing extensions



Image 3. Showing the neighbours terrace at ground floor level

Delegated Report (Members Briefing)	Analysis sheet	Expiry Date:	02/05/2017
	N/A / attached	Consultation Expiry Date:	13/05/2017
Officer		Application Number(s)	
Obote Hope		2017/1361/P	
Application Address		Drawing Numbers	
Flat A 25 Dartmouth Park Road LONDON NW5 1SU		Please refer to Decision Notice.	
Proposal(s)			
Erection of part single part double storey rear extension at garden and upper ground floor levels to maisonette (Class C3).			
Recommendation(s):	Grant conditional planning permission.		
Application Type:	Full Planning Application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	06
Summary of consultation responses:	<p>A site notice was displayed from 29/03/2017 to 19/04/2017. A press notice was published from 30/03/2017 to 13/04/2017.</p>					
	<p>The neighbouring occupier at 27 Dartmouth Park Road objected to the application on the following grounds:</p> <ul style="list-style-type: none"> • full two- storey height and depth will have an adverse effect on our property due to the height, scale and bulk; • the structure will be over-bearing, will result in a loss of light and overshadowing of our property and would result in light pollution; • form, scale and the composition of similar rear elevations; • proposed extension would rise two storeys from ground level the proposed extension would diverge from the historic pattern, and; • we received no written notification from Camden. <p>Officer's comments are as follows:</p> <ul style="list-style-type: none"> • <i>The scheme has been amended; the part single part double storey extension with conservatory at upper ground floor level has been revised to limit the overall bulk and scale of the development. There are examples of two-storey rear extensions within close proximity of the host building and as such the proposal would not detract from any sense of established uniformity in this locality on account of its size and scale;</i> • <i>The garden level extension would be single storey in height and would be located between the pathway of the host building and number 27. The neighbouring building benefits from a two-storey rear addition with no window to the side elevation. Notwithstanding this, there is a window to the rear elevation and due to its size and location it is not anticipated that the proposed extension would have an impact with loss of daylight/sunlight and overshadowing that would warrant a refusal in this instance;</i> • The form scale and composition is similar to other extensions that were granted planning consent since the Local Development Framework was adopted in 2010 and planning guidance has not change significantly since 2010. Moreover, the overall scale of the extension has been re-designed to match the prevailing pattern of development when looked at in context of other properties in the local area; • A site notice was placed outside the property and a press notice was published in the Ham & High newspaper. These publicity measures meet the Council's consultation requirements. <p>The occupier at 21 Dartmouth Park Road objected to the application on the following grounds:</p> <ul style="list-style-type: none"> • We are unclear about the proposal in respect of some of the measurements and the materials to be used; • There is no precedent for two storey extension; • The proposed extension would lead to further development as other neighbours seek to restore light and privacy, and; • The extension would be overdevelopment; 					

Officer's comments are as follows:

- *the proposals are described and assessed in more detail in the main body of this report.*
- *There are local precedents for two-storey rear extensions, The proposed conservatory was omitted from the proposals during the course of the assessment and the flat roof at upper ground floor level now benefits from a green roof;*
- *The conservatory was omitted from the scheme and as such, it is not anticipated that the proposal would contribute to light pollution;*
- *It is not considered that the rear extension would be over-development when looked at in context with the scale of host building and other local properties that benefit from two-storey rear additions with the local area;*

The neighbouring occupier at 23 Dartmouth Park Road sent 3 x objections to the application on the following grounds:

- the existing drawing appears to exaggerate the distance between the new development and the window of our sitting room;
- there are inconsistencies in window sizes and positions;
- Some permissions for in-fill between them may have been given, but this is hardly a "historic pattern";
- The extension will be visible from the surrounding streets (Chetwynd Road in particular most of the surrounding properties have been substantially altered);
- Were the proposal to go ahead in the spirit proposed, it would be out of character with the architecture of the area;
- The effect of the two stories will be to block light, both from the main and from skylight window of our house, and to create light pollution at night;
- The proposed rear extension would contribute to the loss of daylight/sunlight and overshadowing;

Officer's comment are as follows:

- *The existing plans/elevation drawings have been revised, as there were inconsistency with the window sizes to the rear. The revised plans are now a true reflection of the proposal being considered. The upper ground floor conservatory has been omitted from the proposed scheme and the double storey aspect of the rear extension would be approximately 4.6m from the ground floor window of no.23 as such the impact would be minimal in regards to overshadowing and the loss of light;*
- *The windows sizes and its positioning are now consistent with the proposed and existing elevation drawings, the size of the existing window is approximately 1.2m wide and 2.8m high with a 2.8m gap between no.23 and 25 rear windows.;*
- *The conservatory has been omitted from the proposal;*

CAAC/Local groups*

comments:
*Please Specify

Dartmouth Park Conservation Area Advisory Committee made the following objection:

- The proposed rear extension would be an over-development;
- The proposed extension would not be built replicate other development within the terrace, and;
- The conservatory would cause light-pollution;

Officer's comment are as follows:

The two-storey rear extension has been revised and the upper ground floor conservatory has been omitted from the scheme.

Site Description

The application site comprises a three-storey plus basement, end of terrace converted flats located on the south side of Dartmouth Park Road.

The site is located in the Dartmouth Park conservation area, and while not listed, the building is identified within the Conservation Area Appraisal and Management Statement as making a positive contribution the character and appearance of the conservation area.

Relevant History

APPLICATION SITE

TP/100373/NW/21804 - Conversion of No. 25 Dartmouth Park Road, St. Pancras, into three self-contained dwelling-units. **Granted 21/01/1960.**

NEIGHBOURING SITES

9 Dartmouth Park Road

2016/0385/P - Construction of a part single, part two storey rear and side extension at lower ground and upper ground levels including landscaping and lowering of ground level to front and side and erection of porch at lower ground level to replace side shed. Installation of roof lights to side and rear roofslopes. **Granted** on 28/04/2016

41 Dartmouth Park Road

2015/3207/P - Erection of part single/part 2 storey full width rear extension following demolition of existing 2 storey half-width rear extension, and installation of 2 rooflights to rear roofslope and bike store to front lightwell. **Granted** 25/08/2015

18 Dartmouth Park Road

2013/3424/P - Erection of part 1/part 2 storey rear extension following demolition of existing rear extension and stair, installation of 3 rooflights and replacement of all windows. Alterations to side elevation including excavation and insertion of new windows and door, in connection with change of use from two flats to single dwelling house (Class C3). **Granted** 30/9/2013.

Relevant policies

National Planning Policy Framework 2012

London Plan 2011

Camden LDF Core Strategy 2010

CS5 Managing the impact of growth and development

CS11 Promoting sustainable and efficient travel

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

Camden Development Policies 2010

DP17 (Walking, cycling and public transport)

DP22 (Promoting sustainable design and construction)

DP23 (Water)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2010-2015

CPG1 Design – Chapters 4 and 6

Dartmouth Park Conservation Area Appraisal and Management Strategy

Page 56

** The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.*

The following policies are considered to be relevant:

- Policy A1 Managing the impact of development
- Policy D1 Design
- Policy D2 Heritage

Assessment

1. Proposal

1.1 Planning permission is sought for the following works:

- Erection of part single/part two-storey rear extension measuring 6.0m (width) by 3.0m (depth) by 2.7m (height) at garden level (single storey) and 2.8m (width) by 3.0m (depth) by 5.7m (height) at upper ground floor.

2. Revisions

2.1 In response to comments from officers, the following amendments were made:

- Removal of upper ground floor conservatory;
- Removal of the upper ground floor terrace with glass screening;
- New green roof at upper ground floor level;
- Revision to the garden level and upper ground floor windows that are not consistent with the dimensions on the floor plans.

3. Assessment

3.1 The principal considerations material to the determination of this application are summarised as follows:

- Design (Visual impact)
- Amenity (Impact on the amenity of adjoining neighbours)

4. Design and Conservation

Rear Extension

4.1 The two-storey aspect of the extension would measure 2.8m (width) by 3.0m (depth) by 5.8m (height), whilst the single storey aspect would measure 2.8m (width) by 3.0m (depth) by 2.9m (height). The proposed extension would be subordinate to the host building in terms of scale and massing. The footprint of the rear extension would allow for the retention of a reasonably sized garden, preserving an acceptable ratio of built to unbuilt space. Alongside this, the two-storey element of the rear extension forms a secondary addition that would be cohesive in scale and context with the neighbour's full width single storey rear extension at lower-ground floor level. The two-storey element would be in keeping with the existing extension to the rear of adjoining no.27. Furthermore, there are recent planning consents granted for two storey rear additions i.e. no. 9, 18 and 41 Dartmouth Park Road as such the principle of the closet wing two storey rear addition would be acceptable. Moreover, no. 27 benefits from a two storey closet wing extension. Thus, the proposed extension would be in keeping with the height of the two-storey rear additions at numbers 27, 35, 37, 39, 43, 45 and 47 Dartmouth Park Road.

4.2 In terms of its form and scale the single-storey aspect of the rear extension would also be subordinate to the host building and the proposed two-storey element adjacent to it. The revised design would include a flat green roof to promote biodiversity, retain rainfall and provide additional insulation in accordance with DP22 of the LDF.

4.3 The proposed windows would replace the timber framed sash windows to the rear elevation and would be located to match the windows on the levels above. The soldier course arch would be replicated to match the design and aesthetic of the other windows above.

5. Amenity

5.1 The proposed extension is not considered to give raise to amenity issues. The two-storey element of the extension would be between the side passage with no. 27 that consist of a two-storey rear addition and would not project from

the original building line. As such, retain the 1.7m gap between both properties, it is considered that proposed extension would have minimal impact in terms of loss of daylight or sunlight or overshadowing. Similarly, the ground floor extension would be approximately 4.6m away from the nearest window of no.23 Dartmouth Park Road.

- 5.2 The single storey element of the extension at lower ground floor level would be a similar height to the neighbours full width rear but would be set back from it by approximately 1.1m. Therefore it would have limited impact on the neighbour's amenity in terms of daylight and sunlight and overshadowing. There is a balcony at 23 Dartmouth Park Road and whilst there would be some impact the 1.1m projection of the neighbours extension would result in the harm being less than significant .
- 5.3 It is also considered that the proposed extension would not result in any undue overlooking into neighbouring properties; there is no terrace proposed nor windows to the side elevation as part of this submission.

6. Recommendation

- 6.1 Grant conditional planning permission.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 22nd May 2017, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Mr Nick Norden
Neale and Norden Consultants
17-19 Dartmouth Park Avenue
London
NW5 1JL

Application Ref: **2017/1361/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

16 May 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
25 Dartmouth Park Road
LONDON
NW5 1SU

DECISION

Proposal:

Erection of part single part double storey rear extension at garden and upper ground floor levels to maisonette (Class C3).

Drawing Nos: 433/D1, 437/D02, 437/D03, 437D/04D, 437D/05E, 437D/06, 437D/07D, 437D/09B, 437D/11D, 437D/12C, 437D/13 and Design and Access Statement dated May 2017.

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).

Executive Director Supporting Communities



- 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 2010, and policies A1, D1 and D2 of the Camden Local Plan Submission Draft 2016.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 433/D1, 437/D02, 437/D03, 437D/04D, 437D/05E, 437D/06, 437D/07D, 437D/09B, 437D/11D, 437D/12C, 437D/13 and Design and Access Statement dated May 2017.

Reason:

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

- 4 Prior to commencement of development, full details in respect of the green roof, including section showing roof and substrate build up, details of planting species and a scheme of maintenance, shall be submitted to and approved in writing by the local planning authority.

The development shall not be completed other than in accordance with the approved details.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, and and DP 23 of the London Borough of Camden Local Development Framework Development Policies 2010, and policies A3 of the Camden Local Plan Submission Draft 2016.

Informative(s):

- 1 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).
- 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 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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

Director of Regeneration and Planning

DECISION