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Peter Stern architect & designer
33 Denman Drive North
London
NW11 6RD

Application Ref: **2017/5786/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

17 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
44 Dartmouth Park Road
LONDON
NW5 1SN

Proposal: Alterations to main roof to raise ridge by 550mm and steepen roof pitch.

Drawing Nos: Site location plan, Design and Access statement, Existing elevations drawing (January 2015), 370/SK161117.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 The development hereby permitted shall be carried out in accordance with the



following approved plans:

Site location plan, Design and Access statement, Existing elevations drawing (January 2015), 370/SK161117.

Reason:

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

- 3 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Manufacturer's specification details of the proposed roof's natural slate (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The host property's street and adjoining streets consists of residential properties which largely vary in size, design, appearance and character. Due to its corner plot position, it can be seen from York Rise. However the proposed increase in height would not protrude above its existing chimney stacks and therefore it would preserve the character and appearance of the Dartmouth Park Conservation Area.

The existing roof is finished in slate and a natural slate replacement would be secured by condition in order to ensure sufficiently high quality materials.

The roof's additional bulk or massing would not cause significant loss of light to any neighbouring occupier due to its proposed size, distance and its location from nearest properties. Therefore the proposed development is not considered to be harmful in terms of amenity.

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

One comment has been received prior to making this decision; these and the site's

planning history were taken into account in coming to this decision.

As such, the proposed development is in accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan Submission 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

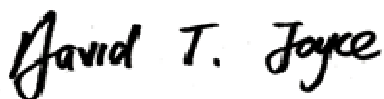
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (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, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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



David Joyce
Director of Regeneration and Planning