

## Design & Access Statement

Flat 3  
23 Dartmouth Park Hill  
NW5 1HP



### Site description, Listing and Conservation Area:

23 Dartmouth Park Hill is a traditional three storey semi-detached house. The house is divided into three flats. The adjoining 21 Dartmouth Park Hill was destroyed during the war and has been replaced by a smaller two storey house.

The site is located on the west side of Dartmouth Park Hill, within the Dartmouth Park Conservation Area.

The house is not Listed.

There is no Article 4 Direction for this property as 23 Dartmouth Park Hill does not appear on Camden town's list with individual properties which are covered by Article 4 Directions. The Dartmouth Park Conservation Area does not have a general Article 4 Direction which covers the entire conservation area.

Therefore, Permitted Development Rights apply.

Buildings to the north and south are different in appearance and character. The roof slope does not form part of a larger uniform roof-scape and this building is a stand-alone example along this road.

**Relevant planning and building history:**

Planning History:

2010/5638/ P	flat 3, 23 Dartmouth Park Hill London NW5 1SU	Installation of new roof lights to residential flat (Class C3).	FINAL DECISION	11-11-2010	GRANTED
2009/4492/ P	23 Dartmouth Park Hill London NW5 1HP	Creation of habitable room to loft at second floor flat (Class C3) and associated works including three roof lights, one to the front, rear and side roof planes.	WITHDRAWN	14-10-2009	WITHDRAWN DECISION
2007/2811/ P	Flat 1 23 Dartmouth Park Hill London NW5 1HP	Conversion of garage into a habitable room together with erection of a front extension, single- storey rear extension and insertion of rooflights and new window to existing extension at rear of ground floor flat (Class C3).	FINAL DECISION	15-06-2007	GRANTED
D11/19/15/ 36620	23 Dartmouth Park Hill, NW5	Alterations to the front garden area including the provision of a new binstore and the erection of a single storey extension at the side for use for storage purposes.	FINAL DECISION	22-07-1983	CONDITIONAL
36620	23 Dartmouth Park Hill, NW5	Alterations to the front garden area including the provision of a new binstore and the erection of a single storey extension at the side for use for storage purposes.	FINAL DECISION	22-07-1983	CONDITIONAL
6173	23 Dartmouth Park Hill, Camden.	Conversion of dwelling house into three self- contained flat at 23 Dartmouth Park Hill, Camden.	FINAL DECISION	06-11-1968	GRANTED

Planning research shows the roof was replaced around 2008.

The neighbouring 21 Dartmouth Park Hill was destroyed in World War II.

## **Policies & Proposal internal layouts:**

### **Cosy Room:**

The Cosy Room is less than 6.5sqm so will not comply as a bedroom and is meant to be a reading room or quiet space.

### **Loft Room:**

Planning research shows the Loft is currently not defined as a habitable room. It is merely a loft with roof lights. Had the previous application (for the currently existing roof lights) shown the loft room labelled as 'bedroom' it would not be policy compliant. This is more or less indicated in the delegated planning officers report (item 1.1)

As this proposal lowers the existing Loft Room, the area with 2300mm clear ceiling height is increased. Another advantage is a better clear head height over the stairs leading to the Loft Room.

Please refer to item 1.1 of the enclosed Officer Delegated Report.

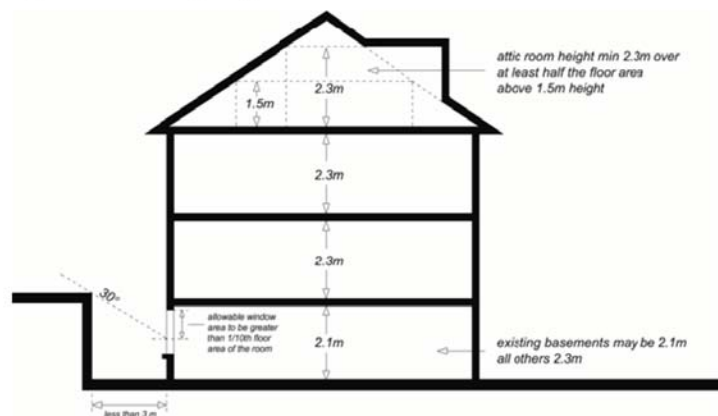
The Proposed Loft Room is a single bedroom which complies with CPG2 on Housing of Camden planning policy;

### **CPG 2 on Housing & Internal Space Standards:**

Paragraph 4.16 and Figure 9 of the CPG2 on Housing of Camden planning policy on requirements for bedrooms stipulates the following:

- A single bedroom needs to be 6.5sqm.
- A double needs to be 11sqm.
- 50% of the bedroom needs to have a clear ceiling height of 2.3m (as per Figure 9).

Figure 10. Ceiling heights



### **Stair design & Access:**

The stairs have been designed in line with Part K for dwellings. The risers of each flight have the same riser and going.

The minimum head height of 1800 is achieved at the junction of the side elevation and sloping roof above the half landing the 1<sup>st</sup> and 2<sup>nd</sup> flight. The minimum head height of 1900mm clear below the sloping roof is comfortably exceeded.

The door into the loft room will be 30min Fire Rated and the clear opening of the bedroom door will be 750mm x 2000mm.

Walls to the staircase and hallway will be 60min Fire Rated.

Access into the dwelling remains unaltered.

**Permitted Development & Proposed external elevations:**

Class A is relevant for our side elevation.

Class B & C are relevant for our roof side elevation.

**Proposed window to side elevation:**

**Class A – enlargement, improvement or other alteration of a dwellinghouse**

*Development is not permitted by Class A if—*

*(k) it would consist of or include—*

*(i) the construction or provision of a veranda, balcony or raised platform,*

*(ii) the installation, alteration or replacement of a microwave antenna,*

*(iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or*

*(iv) an alteration to any part of the roof of the dwellinghouse.*

*Conditions A.3*

*Development is permitted by Class A subject to the following conditions—*

*(b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be—*

*(i) obscure-glazed, and*

*(ii) non-opening*

**Conclusion for this proposal – side elevation window:**

We are not altering the roof shape.

The above means the window in the side elevation falls under permitted development rights.

The proposed window needs to be obscured and non-opening.

**Proposed enlarged roof light to side elevation, matching existing front and rear roof light:**

***Class B – additions etc to the roof of a dwellinghouse Permitted development B. The enlargement of a dwellinghouse consisting of an addition or alteration to its roof***

*Conditions B.2*

*Development is permitted by Class B subject to the following conditions—*

*(c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be—*

*(i) obscure-glazed, and*

*(ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.*

**Permitted development C. Any other alteration to the roof of a dwellinghouse**

*Conditions C.2*

*Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse must be—*

*(a) obscure-glazed; and*

*(b) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.*

**Conclusion for this proposal – side elevation roof light:**

A new roof light in the side elevation would fall within Permitted Development Rights if compliant with the above. To comply with Conservation Area requirements as per the Planning Officer's advice the roof light needs to be by the Roof Light Company with glazing bars.

This leaves the just the window in the rear elevation to be subject to planning matters and therefore a planning application.

### **Design:**

The proposed roof light to the side elevation and windows to side and rear elevation are significantly subordinate in size.

#### Side elevation roof light:

- A roof light in the side elevation falls under Permitted Development.
- The roof light is flush with the roof surface as per The Dartmouth Park Conservation Area Statement.
- A roof light by the Rooflight Company is proposed, with a glazing bar.
- The existing roof lights to front and rear were approved as roof lights by the Roof Light Company, also with glazing bar.

#### Windows:

- The window to the side and rear do not alter the appearance of the terrace and does not alter the uniform appearance of roofs along the terrace.
- As can be seen on the pictures the adjacent properties also have windows in their side elevations.
- The window to the side elevation is similar to the window opposite.



### **Dartmouth Park Conservation Area Appraisal and Management Statement:**

#### **Appendix 2 – Buildings that make a positive contribution**

*Buildings that make a positive contribution to the character and appearance of the conservation area are those that, whilst not statutorily listed, are nevertheless important local buildings in their own right and make a valuable contribution to the character and appearance of the conservation area. The general presumption is in favour of retaining all positive buildings and any proposals involving their demolition will require specific justification.*

*This list is not intended to be read as a definitive statement, and the contribution that these buildings make will be reviewed periodically: Dartmouth Park Hill 23-45 (odd), 49-57 (odd), 75-79 (odd), 83, Bramshill Mansions*

#### **Part 2 – Management Plan on ‘Roof alterations and extensions’:**

The building does not form part of a complete terrace or group of buildings with a roof line that is largely unaltered by alterations and extensions.

**Conclusion:**

The height of the building as well as the relationship between the building and the adjacent properties, the roof form is not a prominent feature within the street scene. The proposals would preserve the character and appearance of the host property and wider CA.

**SD6 – Amenity for Occupiers and Neighbours:**

The proposed roof light is located at high level, flush within the sloping roof. Therefore the roof light will not cause any overlooking issues.

**Neighbouring Consultations:**

To assist with the planning process, immediate neighbours were consulted 21 days prior to the Planning Submission:

Flat 1 & 2  
23 Dartmouth Park Hill  
NW5 1HP

Owners of  
21 Dartmouth Park Hill  
NW5 1HP

Owners of  
25 Dartmouth Park Hill  
NW5 1HP

**Conclusion:**

The proposals do not alter or harm the setting and appearance within the Conservation Area. The proposed rear window does not fall under Permitted Development however does not affect the overall appearance of the house as it is subordinate and in proportion as appropriate for a building of this age, conforming the CA requirements.