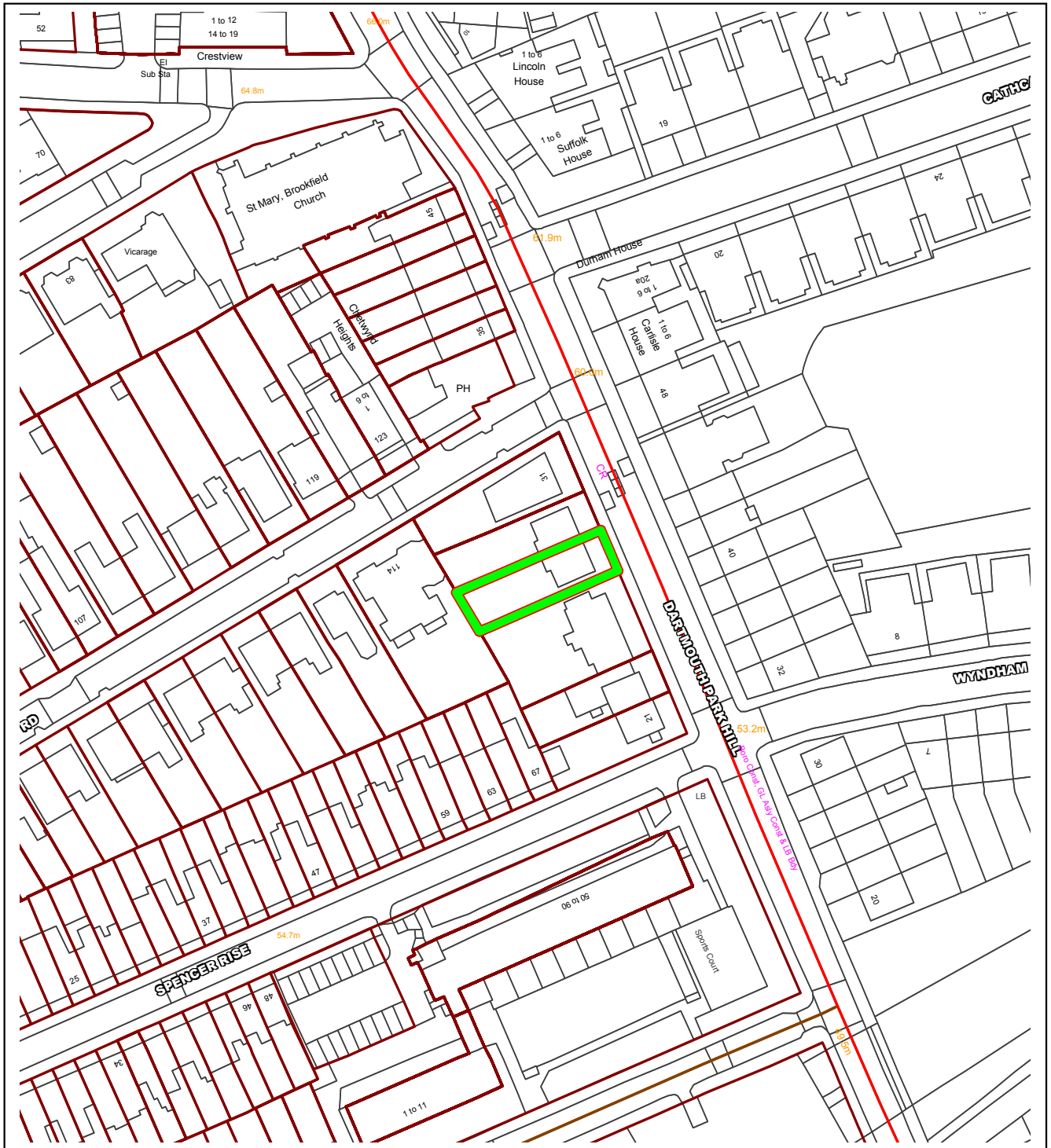


2017/6743/P  
Flat A, 27 Dartmouth Park Hill, London, NW5 1HP



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

**Site photographs**



1. Rear elevation



2. View towards No.29 Dartmouth Park Hill





3. View towards No.25 Dartmouth Park Hill



4. View towards the rear garden



5. View towards rear end of garden facing towards Tudor Mansion Flats

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>08/03/2018</b>
<b>(Members' Briefing)</b>		N/A / attached	<b>Consultation Expiry Date:</b>	<b>15/02/2018</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Jaspreet Chana			2017/6743/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Flat A, 27 Dartmouth Park Hill London NW5 1HP			See draft decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Erection of part single, part two storey rear extension at lower and upper ground floor level with associated balcony at upper ground floor level and erection of single storey rear garden outbuilding for ancillary use to main dwelling (C3).				
<b>Recommendation:</b>		Grant conditional planning permission		
<b>Application Type:</b>		Full Planning Application		

<b>Conditions or Reasons for Refusal:</b>				
<b>Informatives:</b>				
<b>Consultations</b>				
<b>Summary of consultation:</b>	<p>Site notice(s) were displayed to the front of the site and one in front of No.114 Chetwynd Road on 24/01/18 (consultation end date 14/02/18).</p> <p>The development was also advertised in the local press on the 25/02/18 (consultation end date 15/02/18).</p>			
<b>Adjoining Occupiers:</b>	No. of responses	<b>08</b>	No. of objections	<b>08</b>
<b>Summary of consultation responses:</b>	<p>Objections were received from neighbouring properties at Tudor Mansions Flats 1, 2, 3, 4, 5 and 4 Park Village, 29 Dartmouth Park Hill and Flat 6 Grove End House, the following concerns were raised:</p> <ul style="list-style-type: none"> <li>• Subsidence - not sure how the proposed works would affect the foundations of Tudor Mansions.</li> <li>• The extensions appearance will be out of keeping with the rest of the house and be built of SIPS completely changing the aspect from our balconies and will not be in keeping with the character of the Dartmouth Park Hill Conservation Area.</li> <li>• The height of the garden studio will tower over the garden of the Tudor Mansions and will cause loss of light and the rooflights within this building will cause light pollution.</li> <li>• Noise – the close proximity of the studio to our properties could cause a noise problem which would spoil the enjoyment of Tudor Mansions residents of their homes, balconies and garden.</li> <li>• Trees – There are two large fruit trees on our property in close proximity, (less than 500mm), to the proposed site of the studio. It is unknown how the construction of the studio will affect these and works would be within the root protection area.</li> <li>• The rock panel cladding they are suggesting is inappropriate to the setting and surrounding buildings.</li> <li>• Damage to appearance listed property in conservation area and consequent loss of aesthetic utility for its neighbours.</li> <li>• Daylight/sunlight - the height of the kitchen extension would block the morning light to the rear of No.29 and would cast a long shadow during the winter months. The louvered screen to be erected on the balcony would overshadow and reduce light currently available to the sitting room, balcony, studio and garden of No.29.</li> <li>• Loss of Amenity – The proposed rear extension of the upper ground floor kitchen with full length windows opening onto an extended balcony would overlook and seriously interfere with the privacy and enjoyment of the garden, balcony and sitting room.</li> </ul> <p><u>Officer's response:</u> Please see the revisions section, design section and trees section in the report below.</p>			

	<p>Cllr Berry objected to the application on the following grounds:</p> <ul style="list-style-type: none"> <li>• Object to the design, size, materials, height and location of the extensions.</li> <li>• Neighbour amenities will be impact by the proposed extensions</li> <li>• Object to outhouse size.</li> <li>• Suggestions of amendments were put forward.</li> </ul> <p><u>Officer's response:</u> Please see the revisions section and design section in the report below.</p>
<p><b>Dartmouth Park CAAC Comments:</b></p>	<p><b>The Dartmouth Park Conservation Area Advisory Committee</b> objected to the proposal on the following grounds:</p> <ul style="list-style-type: none"> <li>• Overdevelopment of the site</li> <li>• The outhouse occupies the entire width of the bottom of the garden. The proposed cladding would be unattractive.</li> <li>• There will be loss of two trees</li> <li>• No.29 has mentioned that the development will cause a loss of daylight and cause loss of privacy and sense of enclosure.</li> </ul> <p><u>Officer's response:</u> Please see the revisions section and design section in the report below.</p>

### Site Description

No.27A is a lower ground and ground floor maisonette within a four story semi-detached building. The building dates back from 1872 and was originally a single family dwelling part of a pair of Italianise semi-detached houses and is located within the eastern side of the Dartmouth Park Conservation Area. The surrounding area is predominantly residential consisting of three to four storey properties of various size and design.

### Relevant History

None relevant to this application.

#### No.25 Dartmouth Park Hill –

2015/1658/P - The erection of a single storey full width extension to the rear at ground floor level and a new half width extension at first floor level, following the demolition of the existing two storey extension. Installation of stove flue, new external stairs and hard and soft landscaping works to the rear, replacement of the existing gates and soft landscaping works to the front elevation – Granted on 29/05/2015.

### Relevant policies

**National Planning Policy Framework (2012)**

**The London Plan (2016)**



## Camden Local Plan (2017)

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

## Camden Planning Guidance:

- CPG 1 – Design
- CPG 6 – Amenity

## Dartmouth Park Conservation Area Appraisal and Management Statement (2009)

## Dartmouth Park Neighbourhood Plan (Consultation draft 2018)

## Assessment

### 1. Proposal

1.1. Planning permission is sought for the erection of a part single storey extension (lower ground floor) to measure, 6.7m wide, 4m deep and 3.1m in height and a part two storey extension (upper ground floor) which would measure, 3.5m wide, 3.25m deep and 6m in total height. A green roof (of 8.6sqm) is proposed over the lower ground floor extension and a ground floor terrace measuring, 7m wide, 2.3m deep with stairs going up to the garden area. Permission is also sought for the erection of a rear garden outbuilding which would measure, 7.6m wide, 3.7m deep and 2.5m in height, and would be ancillary to the main dwelling.

### 2. Revisions

2.1. It should be noted that during the course of the application revisions to the proposed scheme were requested in order to address concerns raised by officers. The revisions made to the proposed scheme can be summarised as follows:

- Mass and bulk - the lower ground floor extension has been reduced from 4.5 to 4m in depth. The ground floor kitchen extension has also been reduced from 4.5m to 3.25m in depth, which sets it back from the lower section and thus reduces the bulk, the green roof has been extended between these sections. The overall height of the extension has come down from 6.3m to 6 metres.
- Garden studio – has been reduced in height to 2.5m and the stepped section taken back to give a straight elevation.
- Roof design – has been altered for both extensions to have a flat roof rather than angled.
- Materials – the facing materials of both the lower ground and ground floor level extensions are now to be stock brick rather than weather board cladding.
- Windows and doors – a mullion has been added to the ground floor window, this makes the new glazing patterns more harmonious.
- Kitchen openings – the window facing towards the side has been removed leaving just the door onto the balcony.
- Balcony, stairs and terrace - the lower ground floor extension has been pulled away 0.80m from the party wall with No. 29, this will allow the existing stairs to remain in the same position removing any platform to stand and overlook neighbouring properties. The balcony will remain in its current form and position. The proposed terrace area has been reduced in size from 15.6sqm to 8.6sqm and a green roof has been added.
- Tree matters – an arboricultural appraisal statement and plans were submitted to



demonstrate the impact of the proposal on any nearby trees.

2.2. The changes made to the proposal are considered to address the initial concerns raised by officers over the unacceptable size, design and fabric of the proposals.

### **3. Assessment**

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

- The visual impact upon the character and appearance of the host property, streetscene, local area and the Dartmouth Park Conservation Area
- The impact on neighbouring amenity

### **4. Design and Conservation**

4.1. Local Plan Policies D1 (Design) and D2 (Heritage) aim to achieve high quality design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

4.2. The council will seek to ensure that the rear extensions are sympathetic and do not harm the character and appearance of buildings or the wider townscape. CPG1 Design (s.4.8) states '*extensions should be subordinate to the original building in terms of scale and situation...*'

4.3. Concerns in regards to design, size, mass, materials and trees were raised with the applicant in regards to the original proposal, these were discussed and the plans were revised during the course of the application. The revised proposal is considered acceptable in terms of its compatibility to the design of the original building. The extensions reduction in size both at lower ground and ground floor reduce its overall bulk and mass, ensuring it would appear as a subordinate addition to the host dwelling. The extensions would be set off both side boundaries with the upper ground floor kitchen element being half the width of the original dwelling and would be in line with the existing side wall. Given the extensions position to the rear of the site and it being set in off the boundary with No.25 the extensions would have limited visibility from the street and would not harm the character and appearance of the surrounding conservation area.

4.4. The alteration of the proposed roof to a flat roof and the change of the material to stock brick would ensure the extension is in keeping with the existing dwelling and would complement its original character. The window openings at lower ground and ground floor have been altered to incorporate a mullion, this in turn has reduced the large amount of glass by separating it. Although the windows still remain wide, given the location to the rear and its modern design, it is not considered to cause harm to the character of the subject dwelling or the surrounding area as similar wide window openings have been approved elsewhere on this side of the road (No.25). Subject to a condition requiring samples to be submitted and approved the proposed materials are considered acceptable.

4.5. The proposed garden studio would be set between 11.6 and 12.4m away from the proposed new lower ground and ground floor extensions and would be placed near the rear boundary wall of the site. The painting studio has been revised by reducing in size and height, it has been set back by 0.50m and aligned its front elevation and the height has come down from 3.2m to a consistent height of 2.5m with a flat roof. The materials used for the studio would be dark grey cement board cladding over a timber framed building. Although this material would not match the existing dwelling, given its location to the rear and reduction in height and size it is not considered it would

cause harm to the subject dwelling or the surrounding area. Further details of the materials would be secured by condition. Overall given the alterations to the studio building it would be considered an appropriate addition which would not detract from the character and appearance of the subject dwelling or the surrounding area.

- 4.6. Overall, the scale, bulk, design and fabric of the proposals would be relative to that of the host building and the surrounding area and would not be harmful to the character appearance of the street scene or the Dartmouth Park Conservation Area, in accordance with policies D1 and D2 of the London Borough of Camden Local Plan 2017, as well as the London Plan 2016 and NPPF 2012.
- 4.7. 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 (ERR) 2013.

## **5. Residential Amenity**

- 5.1. Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG (Amenity) provides specific guidance with regards to privacy, overlooking and outlook. The proposed extensions and garden studio would not result in any significant loss of residential amenity to the neighbouring properties from loss of light, overlooking or be overbearing.
- 5.2. The proposed extension would be set 1.4m off the side boundary with No.25 Dartmouth Park Hill. No.25 is set away over 3.1m from the boundary with No.27 and is set 0.5m further back within its plot than No.27. With the reduction in height and depth of the extensions at lower ground and ground floor and the separation distance of a combined 4.5m with a high boundary wall between the two properties, it is not considered the proposed extensions would have a detrimental impact on the amenities of No.25 in terms of loss of light, outlook or privacy.
- 5.3. The lower ground floor extension would be set 0.80m off the side boundary with No.29 Dartmouth Park Hill. No.29 does not have any lower ground extensions and has an adjoining metal balcony similar to that of No.27a's. The ground floor kitchen extension proposed would be set 4m away from the side boundary with No.29. From the revisions mentioned above the lower ground extension has been set off the boundary with No.29 in order to retain the existing stairs and balcony to negate any overlooking impacts to be caused towards No.29. Given this and the 4m set in off the kitchen extension it is not considered the proposed extensions would have a detrimental impact on the amenities of No.29 in terms of loss of light, outlook or privacy. The door proposed within the side elevation of the kitchen extension would face towards No.29, the door would be used to access the balcony to then come down into the new terrace area to access the garden.
- 5.4. The proposed lower ground and ground floor extensions would be set over 16.1m away from the rear boundary with Tudor Mansions. 114 Chetwynd Road Tudor Mansions are themselves set off the boundary by between 3-4m. It is considered that the extension would be a significant distance from the boundary and would not harm the amenity of neighbouring residents.

5.5. Although the window opening on the ground floor is larger than the existing it would share the same outlook as the existing ground, first floor and second floor windows to the rear of the property and would not exacerbate current levels of overlooking as a result. Therefore, it is not considered the proposed extensions would cause any further impacts in regards to overlooking and privacy.

5.6. The garden studio has been reduced in height and the stepped section of the original proposal has been set back 0.5m to form a straight elevation. The studio is also set off all neighbouring boundaries. Given its reduced height and separation from the neighbouring boundaries it is not considered to cause detrimental harm to the occupiers of 25 and 29 Dartmouth Park Hill and 114 Chetwynd Road, Tudor Mansions occupiers to the rear in regards to loss of light, overbearing, overshadowing and overlooking impacts. In addition, 108.4sqm of garden space would be retained following development, this is including the new lower terrace area, which is considered to be sufficient amenity space for the occupiers of the host dwelling.

5.7. Given the above, no objections are raised to the proposal on amenity grounds.

## **6. Trees**

6.1. After conducting the arboricultural appraisal on the site the written assessment states the following: *'None of the trees in the rear garden are of any particular arboricultural merit and none make a significant contribution to the wider locality. They do combine with some of the taller shrub planting to provide a limited level screen for the house to the rear, but their contribution is largely restricted to the garden in which they stand... The proposal will require the removal of some low level trees and shrubs, but the owner is exploring the possibility of translocating a number of the specimens. No offsite trees are like to be affected by these works... The new structure to the rear will also be founded on a concrete raft so no deep excavations will be required. New hard surfacing will be required within the route protection areas of offsite trees but this is not expected to result in significant harm.'*

6.2. The details submitted are considered to adequately demonstrate that the trees to be retained will be protected during the implementation of the proposal. The 3 trees and shrub to be removed are not considered to be significant and their loss is considered to be acceptable. Furthermore, a tree officer has reviewed the submitted arboricultural report and is satisfied with the impact of the proposal on existing trees at the site.

## **7. Recommendation**

7.1. 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 Tuesday 29th May 2018, 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](http://www.camden.gov.uk) and search for 'Members Briefing'.**

Application ref: 2017/6743/P  
Contact: Jaspreet Chana  
Tel: 020 7974 1544  
Date: 24 May 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[camden.gov.uk](http://camden.gov.uk)

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk](http://www.camden.gov.uk)

Site Specific Ltd  
305 134-146 Curtain Road  
London  
EC2A 3AR

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:

**Flat A**  
**27 Dartmouth Park Hill**  
**London**  
**NW5 1HP**

# DECISION

Proposal:

Erection of part single, part two storey rear extension at lower and upper ground floor level with associated balcony at upper ground floor level and erection of single storey rear garden outbuilding for ancillary use to main dwelling (C3).

Drawing Nos: Site location plan, Existing lower ground floor, Existing ground floor, Existing roof plan, Existing rear and front elevations, Existing side elevation, Existing section, Proposed lower ground floor Rev E, Proposed ground floor Rev E, Proposed roof plan Rev E, Proposed rear elevation Rev E, Proposed side elevation Rev E, Proposed side elevation Rev E, Proposed section Rev E, Proposed garden building Rev E, Design and access statement and Arboricultural Appraisal Report, MWA TLP 001, MWA TPP 001.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan, Existing lower ground floor, Existing ground floor, Existing roof plan, Existing rear and front elevations, Existing side elevation, Existing section, Proposed lower ground floor Rev E, Proposed ground floor Rev E, Proposed roof plan Rev E, Proposed rear elevation Rev E, Proposed side elevation Rev E, Proposed side elevation Rev E, Proposed section Rev E, Proposed garden building Rev E, Design and access statement and Arboricultural Appraisal Report, MWA TLP 001, MWA TPP 001.

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) Details including sections at 1:10 of all windows (including jambs, head and cill), external doors;

- b) Manufacturer's specification details of all facing materials (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 if in CA) of the London Borough of Camden Local Plan 2017.

- 4 Before the brickwork is commenced, a sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. 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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
  - i. a detailed scheme of maintenance

- ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used [for large areas of green roof add in : and showing a variation of substrate depth with peaks and troughs]
- iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 6 All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved tree protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 7 The outbuilding hereby approved shall only be used for purposes incidental to the residential use of Flat A 27 Dartmouth Park Hill and shall not be used as a separate independent Class C3 dwelling.

Reason: To ensure that the outbuilding does not adversely affect the amenity of adjoining residential premises and is not used for unauthorised purposes, in accordance with policies G1, A1 and H6 of the Camden Local Plan 2017.

Informative(s):

- 1 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).
- 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 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

**DRAFT**

**DECISION**