

Application ref: 2018/3528/P
Contact: Leela Muthoora
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Date: 2 November 2018

Development Management
Regeneration and Planning
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Alison Gwynne Architect
11 Ormanton Road
London
SE26 6RB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**23 Dartmouth Park Road
London
NW5 1SU**

Proposal:

Replacement doors to lower ground floor, enlargement of upper ground floor window to rear elevation and enlargement of rooflight to existing rear extension.

Drawing Nos: (1704-)031, 032, 040, 041, 042, 043, 044, 050, 051, 152-P, 160, 161, 162, 163, 164, 170, 171

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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans (1704-)031, 032, 040, 041, 042, 043, 044, 050, 051, 152-P, 160, 161, 162, 163, 164, 170, 171

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

This application follows a lawful development certificate being granted for the enlargement of the timber window at rear upper ground floor level, timber sliding doors at rear lower ground floor level of the same size and opening as that proposed in this application and the enlargement of a rooflight to the existing rear extension.

The alterations of the rear lower ground floor doors are considered acceptable as they would be to a modern extension. Whilst the materials are altered from timber to aluminium frames, the use of this modern material is considered appropriate as it is used sensitively, would be to a recent addition to the original host building and does not dominate the existing property. The change in materials at lower ground level would have limited impact on the appearance of the building and rear elevations of the terrace which would not be visible from the public realm. There would be some private views of the enlarged window at rear upper ground level. This window would be double glazed and is considered acceptable as it would be a timber framed sash window that matches the type, glazing patterns and proportions of the existing windows. The alteration to the rooflight to the existing extension would be at an angle and is considered acceptable as it would sit behind the parapet.

Due to the minor nature and location of the proposals, they are not considered to impact the amenity of neighbouring occupiers significantly more than the existing window arrangement, in terms of loss of privacy or light spill. As such, the proposals are not considered to cause any harmful impact on the amenity of adjoining residential occupiers.

Following consultation, one response has been received from a local amenity group that had no objection to the proposed works. The planning history of the site and surrounding area were taken into account when coming to this decision.

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.

As such, the proposed development is in general accordance with policies A1 (Managing the impact of development), D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

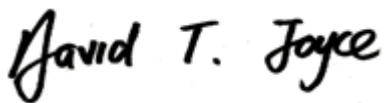
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning