

Application ref: 2018/5658/P  
Contact: Sofie Fieldsend  
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Date: 7 January 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Stephen Taylor Architects  
21H Perseverance Works  
38 Kingsland Road  
London  
E2 8DD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

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

Proposal:

Amalgamation of 1 x 1 bed and 1 x 3 bed flat into a 1 x 6 bed single family dwellinghouse  
(Use Class C3)

Drawing Nos: 276\_PL01\_001 Rev. P1; 276\_PL01\_002 Rev. P1; 276\_PL01\_009 Rev. P1; 276\_PL01\_010 Rev. P1; 276\_PL01\_011 Rev. P1; 276\_PL01\_012 Rev. P1; 276\_PL01\_109 Rev. P1; 276\_PL01\_110 Rev. P1; 276\_PL01\_111 Rev. P1 and 276\_PL01\_112 Rev. P1.

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:

276\_PL01\_001 Rev. P1; 276\_PL01\_002 Rev. P1; 276\_PL01\_009 Rev. P1; 276\_PL01\_010 Rev. P1; 276\_PL01\_011 Rev. P1; 276\_PL01\_012 Rev. P1; 276\_PL01\_109 Rev. P1; 276\_PL01\_110 Rev. P1; 276\_PL01\_111 Rev. P1 and 276\_PL01\_112 Rev. P1.

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

Informative(s):

- 1 Reasons for granting permission.

The proposal consists of the conversion of two existing flats to form a 6 bedroom dwellinghouse. This would result in the net loss of one residential unit, this net loss to convert the property into a single family dwelling would therefore remain in accordance with policy H3. The proposed 6 bedroom unit would be of a high amenity standard for future residents through both the internal and external level of accommodation which would be delivered.

As the permission would not include any external alterations, the development would not result in any design or conservation issues. The development would preserve the character and appearance of the Conservation Area. Similarly the development would not result in any detrimental impact upon the amenities of neighbouring occupiers or upon the condition and safety of the local transport network.

No objections were received prior to making this decision. 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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies H3, A1, D1, D2, T2 and CC1 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016 and of 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.

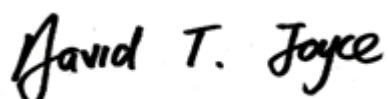
- 4 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at [www.camden.gov.uk/cil](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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