

# 56 Dartmouth Park Road, NW5 1SN



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1. Rear of application site and neighbouring buildings



2. Rear of application site



3. Existing boundary wall with no. 58 Dartmouth Park Road.



4. View towards no. 54 Dartmouth Park Road.





5. View of the application's site front elevation.

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>08/02/2019</b>
		N/A		<b>Consultation Expiry Date:</b>	03/02/2019
<b>Officer</b>			<b>Application Number(s)</b>		
Nora-Andreea Constantinescu			(i) 2018/6140/P (ii) 2018/6046/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
56 Dartmouth Park Road London NW5 1SN			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>					
(A) 2018/6140/P - Excavation of existing basement level and front lightwell with planter, to single family dwelling (Class C3).					
(B) 2018/6046/P - Demolition of existing rear extension and erection of single storey rear extension with green roof, to single family dwelling (Class C3).					
<b>Recommendation(s):</b>		(A) Grant conditional planning permission (B) Grant conditional planning permission			
<b>Application Type:</b>		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	Press notices: Site notices:	10/01/2019-03/02/2019 04/01/2019-28/01/2019	No. of responses	14	No. of objections	14
Summary of consultation responses:	<p>13 objections have been received from neighbouring occupiers of nos 35, 36, 52, 54, 58, 58A, 60, 62, 64, 65, 66, 67, 50 Dartmouth Park Road who have objected to the proposed basement excavation on the following grounds:</p> <p>Tamar Wang</p> <ol style="list-style-type: none"> <li>1. Notable subsidence to the neighbouring buildings and concerns over any modifications to the subsoil that could affect its moisture content, with impact on soil movement and structural stability.</li> <li>2. Difficulty to insure the properties due to subsidence.</li> <li>3. Technical issues within the BIA documentation with reference to the foundation depths, no similar basements on the upper part of the road and therefore associated threat of subsidence, bore holes test in hot season may be inappropriate.</li> <li>4. Incorrect information in the Design and Access Statement – stating no TPOs nearby.</li> <li>5. Side wall with fence and trellis on top over 3m high, incredibly high.</li> <li>6. Neighbouring properties had to be underpinned several times due to subsidence.</li> </ol> <p><u>2018/6046/P Consultation responses</u></p> <p>2 objections have been received from neighbouring occupiers of nos 52 and 58 Dartmouth Park Road who have objected to the proposed rear extension on the following grounds:</p> <ol style="list-style-type: none"> <li>7. Will overshadow part of the garden at no. 58.</li> <li>8. Block views from the patio of no. 58.</li> <li>9. Will cause loss of light to the kitchen of no. 58.</li> </ol> <p><i>Officer response:</i></p> <ol style="list-style-type: none"> <li>1. <i>The BIA submitted has taken into account subsidence to the neighbouring buildings and the audit issued by Campbell Reith considered this in their assessment, confirming that the site is in an area of moderate to high risk from shrink-swell clays. Please see paras 3.1 to 3.4</i></li> <li>2. <i>Whilst the subsidence to the neighbouring buildings has been considered, the effect of this to the insurance policies would not form a material planning consideration in this instance.</i></li> <li>3. <i>As detailed at point 1, please see paras 3.1 to 3.4</i></li> <li>4. <i>As the building lies in a conservation area, all mature and semi-mature trees are protected. There are no specific trees with specific Tree Protection Measures, however the protection given by the conservation area as a statutory asset provides trees with the same protection. Please see para 3.6</i></li> <li>5. <i>The current proposal does not include any alterations to the side fence and trellis wall, and this element of the application building is not part of these permissions.</i></li> <li>6. <i>In addition to the explanation at point 1, the fact that the neighbouring buildings had to be underpinned several times due to subsidence would not automatically result in the proposed excavation causing similar issues to the neighbouring buildings. Please see paras 3.1 to 3.4</i></li> <li>7. <i>As assessed under the previous planning application refused 2018/3363/P and supported by the inspector appeal decision, the proposed extension would extend further by 2m from the end of the existing boundary wall with a maximum height of 3.4m and slopes down to 2.5m high boundary wall. The extension's roof slopes down to 3m high along with the boundary wall. It is therefore considered that no significant additional overshadowing would be caused to the garden of no. 56 due to the existing high wall and modest proposed projection. Please see amenity</i></li> </ol>					

	<p><i>section 3.16 to 3.21</i></p> <p>8. <i>As discussed above, the proposed extension projects further by 2m from the existing high boundary wall in between the application site and no. 58 with limited impact to the outlook of the adjacent property. Individual views from properties are not protected and therefore they cannot form a planning material consideration on their own. Please see amenity section 3.16 to 3.21</i></p> <p>9. <i>As discussed above, due to the existing high side boundary wall, and small projection of the proposed extension, it is not considered that this would result in harmful loss of light to no. 58 kitchen. Please see amenity section 3.16 to 3.21</i></p>
<p><b>Dartmouth Park CAAC</b></p>	<p>CAAC has objected to the proposed basement excavation on the following grounds:</p> <ul style="list-style-type: none"> <li>- Property situated on a steep hill with record of subsidence in neighbouring properties</li> </ul> <p><i>Officer response: As discussed at point 1 above and please see paras Please see paras 3.1 to 3.4 of the report</i></p> <p>CAAC has objected to the proposed rear extension on the following grounds:</p> <ul style="list-style-type: none"> <li>- The proposal is a resubmission of refused application 2018/3363/P with no substantial changes and therefore object on the grounds of bulk, scale and detailed design combined with the cumulative visual impact of proposed and existing unsympathetic rear alterations, would result in a detrimental impact on the character and appearance of the host building, the unified character of the row of buildings which it forms part and wider Dartmouth Park Conservation area.</li> </ul> <p><i>Officer response: The proposed extension has been reduced in width and height from the previous refused submission. Please see paras 3.9 to 3.14.</i></p>

## Site Description

The application site is a detached three storey building including basement level, with a double frontage featuring a two storey bay window and a Gothic style porch. It is located on the northern side of the Dartmouth Park Road.

The building lies within Dartmouth Park Conservation Area and is identified as making a positive contribution to it. The contribution arises largely from the composition, proportions and detailing of the front elevation of the property.

## Relevant History

**2018/3363/P – PP** - Demolition of existing rear structure and erection of single storey rear extension with green roof, to single family dwelling (Class C3). – **Refused 11/10/2018; Appeal APP/X5210/D/18/3216527 Allowed 22/01/2019**

*Reason for refusal: The proposed rear extension, by reason of its bulk, scale and detailed design, combined with the cumulative visual impact of proposed and existing unsympathetic rear alterations, would result in a detrimental impact on the character and appearance of the host building, the unified character of the row of buildings which it forms part and the wider Dartmouth Park Conservation area, contrary to policies D1 (Design) and D2 (Heritage) of Camden Local Plan 2017*

*Summary of the inspector's findings APP/X5210/D/18/3216527*

*The property currently has a single storey rear extension which contains a preponderance of glazing and therefore the proposal would be an improvement to the current situation.*

*The proposal would not cause significant harm to the living conditions of the neighbouring occupiers at nos. 54 and 58.*

**2018/5983/P & 2018/5984/P – LDC** - Demolition of existing single storey extension and erection of a single storey extension with green roof, new window on main rear wall, relocation and enlargement of window on west side elevation, all to single family dwelling (Class C3). – **Refused 19/02/2019**

### Other relevant planning history:

**2007/2031/P**- 20 Dartmouth Park Road - Excavation of basement to create habitable space and installation of lightwells to single family dwelling house (C3). – **Granted 27/11/2007**

**2015/3207/P** - 41 Dartmouth Park Road - Erection of part single/part 2 storey full width rear extension following demolition of existing 2 storey half-width rear extension, and installation of 2 rooflights to rear roofslope and bike store to new front lightwell. – **Granted 22/09/2015**

**2015/0369/P** - 44 Dartmouth Park Road - Proposed alteration to existing flats from 1 no. studio and 1 no. 1-bed flats on the ground floor to 2 no. x 3 bedroom maisonettes across both the new lower ground floor and ground floor; 1 no. 1-bed flat on the first floor to a 2- bed flat, and enlargement of the existing 2-bed flat on the 2nd floor; Erection of rear extension with roof terrace and an extension at 1st floor following demolition of existing single storey rear extensions. Increase height and installation of two roof lights on the 2nd floor of the existing rear extension. Erection of two dormers to the rear of the main roof. Alterations to front elevation including new timber sash windows. Excavation and construction of lower ground floor under part of the property.- **Granted subject to s106 legal agreement - 09/05/2016**

## Relevant policies

### National Planning Policy Framework (2019)

#### London Plan (2016)

Policy 7.4 – Local Character

Policy 7.6 – Architecture

#### Camden Local Plan 2017

Policy D1 Design

Policy D2 Heritage

Policy A1 Managing the impact of development

Policy A3 Biodiversity

Policy A4 Noise and Vibration

Policy A5 Basements



Policy T1 Prioritising walking, cycling and public transport  
Policy T2 Parking and car-free development  
Any other Transport policies?  
Policy CC1 Climate change mitigation  
Policy CC2 Adapting to climate change  
Policy CC3 Water and flooding

### **Camden Planning Guidance**

CPG – Design 2019  
CPG – Altering and extending your home 2019  
CPG – Amenity 2018  
CPG – Transport 2019  
CPG – Basements 2018  
CPG - Transport 2019  
CPG Water and flooding 2019

### **Dartmouth Park Conservation Area Appraisal and Management Strategy 2009**

### **Dartmouth Park Neighbourhood Plan Submission Draft 2019**

## **Assessment**

### **1. Proposal**

1.2 Two applications have been submitted for works to the existing property – basement works including lowering and enlarging the existing basement and installation of a new front lightwell and the erection of a single storey rear extension. For completeness an assessment has been undertaken for both applications within this one members briefing report.

#### Basement application

1.1 The applicant seeks planning permission for enlargement of existing basement level and shallow front lightwell and planter (Application A) and demolition of the existing single storey rear structure and erection of single storey rear extension with green roof (Application B).

1.2 The application building has an existing basement level measuring 24sqm with a maximum internal height of 1.8m. The proposal seeks to enlarge this area to create:

- Floor area of 33.3sqm (increase of 9 sq. m)
- Internal height of 2.3m. (increase of 0.5m)
- Front shallow lightwell with a height of 0.4m, depth of 0.55m, width of 1.86m, and a planter in front.

#### Single storey rear extension application

1.3 The proposed single storey rear extension would include an oblique rear glazed wall, projecting up to:

- a depth of 4m along the boundary with no. 58
- a depth of 3.5m towards the side of no. 54
- set in from the south-west side corner by 1.7m
- maximum height of 3.6m including rooflight and eaves height 3m as measured from existing ground level including the green roof

1.4 Noted that a full width single storey rear extension was refused under application ref number 2018/3363/P,

subsequently allowed by the inspector as part of the appeal decision ref no. APP/X5210/D/18/3216527. The Inspector found that the property has been considerably altered over time and currently this has a single storey rear extension which contains a preponderance of glazing out of keeping in terms of design and materials with the rest of the property. In addition, the access to the garden from the main house is made of UPVC. The inspector acknowledged that glazed ground floor rear elevations are not a common feature in the area, however given the existing structure on site, and that the UPVC openings would be removed subject to the proposal which has timber windows, he considered the overall scheme an improvement to the current situation. In terms of impact on the amenity of the neighbouring occupiers at nos. 54 and 58, the inspector agreed with the officers' assessment that no significant impact would be caused to their living conditions.

## **2. Considerations**

2.1 The main considerations in relation to the proposed scheme are:

- Basement impact assessment
- Design and Heritage
- Amenity
- Transport

## **3. Assessment**

### **Basement Impact Assessment**

- 3.1 Policy A5 stipulates that basement excavations should not cause harm to the neighbouring properties, the structural, ground or water conditions and the architectural character and amenity of the area. In order to demonstrate compliance with the requirements of policy A5 and CPG Basements, a Basement Impact assessment has been submitted and assessed by third party auditors Campbell Reith. Additional information to support the proposed excavation has been requested by auditors in relation to the construction programme and engineers' qualifications who reviewed the Basement Impact Assessment (BIA). The construction programme details for the excavation suggest this would take up to 36 weeks which would be considered acceptable. Confirmation of the engineers who reviewed the BIA have been confirmed and are in line with their requirements of CPG Basements.
- 3.2 Based on the BIA documentation submitted by the applicant, the audit confirmed that the proposed development would be founded within the London Clay. This has a very low permeability formation and is designated as unproductive strata, meaning that this will not support groundwater flow. The BIA confirmed that water was encountered at depth during site investigation (approx. 8m below ground level), but the following monitoring of the standpipes indicated that it was dry to 4m below ground level, which is deeper than the intended development foundation level, as explained in paras 4.8 and 4.9 of the final audit.
- 3.3 The proposed foundations depths are up to 2.5m deep and pits were dug to inspect the foundations and groundwater and instability. The proposed underpinning depths are considered by auditors to be well within the normal range, and in places where existing foundations extend below 2.5m below ground level, they will be of a very modest depth. In addition the clays are noted to be desiccated with very low moisture content which can cause clays to shrink and cause damage to the property. The BIA notes that the foundations will be taken to the appropriate depth and mitigate any shrink/swell effects, as detailed in paras 4.10 and 4.13 of the final audit. The BIA also confirmed that damage to the neighbouring structures will be to a maximum of Category 1 (Very slight).
- 3.4 As such, the final audit confirms that the proposed basement excavation would comply with the requirement of policy A5 and CPG Basements. The excavation would be subject to confirmation secured via condition of the suitably qualified engineer with a membership of the appropriate body appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration.

### Basement extent

- 3.5 Policy A5 stresses that the siting, location, scale and design of basements must have minimal impact on and be subordinate to the host building, by meeting the following limitations:

- a) not comprise more than one storey; complies (single storey basement).
- b) not be built under an existing basement; complies (existing basement would be enlarged under the footprint of the existing house).
- c) not exceed 50% of each garden within the property; complies (proposed basement does not extend into the garden as it extends mainly underneath the footprint of the building with the front lightwell area of 1sqm).
- d) be less than 1.5 times the footprint of the host building in area; complies (proposed basement would be 0.25 times the footprint of the building )
- e) extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation; complies (the basement does not extend into the garden area)
- f) not extend into or underneath the garden further than 50% of the depth of the garden; complies (the basement does not extend into the garden area)
- g) be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; complies (the lightwell would be set in by 1.88m from the neighbouring boundary at no. 54 and 7m from the boundary with no. 58)
- h) avoid loss of garden space or trees of townscape or amenity value; complies (only external manifestation of the basement to front of the building currently paved, therefore no loss of garden space)

3.6 The property has an existing basement level, and the proposed excavation would make the space habitable enlarging it to an appropriate internal height of 2.3m, and extend further to the front elevation with a shallow lightwell. The existing building has a floor area of 130sqm and the proposed excavation would occupy 33.3sqm of it, which complies with points a), b), c), d), e), f). The only external excavation is to the front lightwell, which would be set in by 1.9m from the boundary with the neighbouring building at no. 54 Dartmouth Park Road, which complies with point g). The front of the building is currently hardstanding and the proposed shallow lightwell would include a planter in front which would increase the level of greenery in the front courtyard which complies with point h). In addition, given the current distance of from any mature street trees (over 6m), the propose excavation is not considered to have any impact on the trees and vegetation in the area.

3.7 In light of the above, it is therefore considered that the proposed basement excavation and front lightwell, would be proportionate to the building being extended and result in a minimal impact to the host building and the neighbouring buildings, in line with policy A5 and CPG Basements.

3.8 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. CPG Basements states that lightwells should be discreet and not harm the architectural character of the surrounding area, or the relationship between the building and the street.

### **Design and heritage**

3.9 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following consideration contained within policy D1 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy D2 states that within conservation areas, the Council will only grant permission for development that preserves or enhances its established character and appearance.

3.10 With reference to rear extensions, CPG Altering and extension your home that they should be designed to be secondary to the building being extended, in terms of location, form, scale and proportions, dimensions and detailing; they should respect and preserve the original design and proportions of the building, including its architectural period and style; respect and preserve the historic pattern and established townscape of the surrounding area, including ration of built to unbuilt space; not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing and sense of enclosure; allow for the retention of a reasonable sized garden. In addition, it highlights that the width of rear extensions should be designed so that they are not visible from the street and should respect the rhythm of existing rear extensions.

3.11 Previous planning permission ref no. 2018/3363/P was refused for a rear extension with a similar design but extending along the full width of the host building, by reason of bulk, scale and detailed design, combined with the cumulative visual impact of the proposed and existing unsympathetic rear alterations would have a detrimental impacting on the character and appearance of the host building and conservation area. The applicant appealed the decision and the inspector considered the bulk, scale and detailed design of the full width extension acceptable in terms of impact on the host building and conservation area and allowed the

appeal. As such, the appealed decision is a material consideration in determination of the current proposal.

- 3.12 The application property has been considerably altered over time with a two-storey bay altering the main roof, an enlarged two storey closet wing and single storey rear extension. The proposal would include the demolition of the existing single storey structure and extension from the line of the two-storey element, which is set in by 1.7m from the side wall of the existing building. The set in from the corner of the building would reveal more of the original rear elevation of the building, which is now partially covered by the existing single storey structure when seen from rear elevation. The proposed extension has also been reduced in height by 0.3m at eaves level. This reduction in width and height would result in a more proportionate, subservient rear extension, which would preserve the appearance of the host building.
- 3.13 In terms of detailed design, the inspector acknowledged in the appealed decision that the existing rear extension “contains a preponderance of glazing which is out of keeping in terms of design and materials with the rest of the property”. He noted the existing UPVC windows and door for access into the rear garden would disappear as part of the appeal scheme and considered it to be an improvement. Overall the inspector considered that the replacement of the existing extension with the extension that was refused by the Council would be an improvement to the current situation. As such, given that current proposed rear extension has been reduced in width and height, and the fact that the amount of rear glazing would also be reduced, the proposal would be considered to have an acceptable impact on the rear elevation of the host building, in this instance.
- 3.14 The proposal includes a green roof above the single storey extension, which is considered to contribute positively to the biodiversity of the area. In order to ensure appropriate design and technical details of the green roof, further details would be secured via condition.

#### Basement excavation

- 3.15 The only external manifestation of the proposed basement excavation is the lightwell at the front of the property. Along this part of Dartmouth Park Road there have been a number of planning permissions granted for deeper front lightwells than the current proposal at nos. 20 and 41 Dartmouth Park Road. CPG Basements highlights that where lightwells are not part of the prevailing character these should be discreet and not harm the architectural character of the host building, or the character and appearance of the surrounding area. The application building has a driveway measuring 3.4m in width and 6.3m in length currently paved which extends up to the front elevation wall. In front of the shallow lightwell the proposal includes a planter which will add to the existing greenery of the front courtyard and screen the window into the basement from any public views, which is considered acceptable.

#### **Amenity**

- 3.16 Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that would not harm their amenity. The main factors which are considered to impact the amenity of the neighbouring residents are overlooking, loss of outlook and sense of enclosure, implications on daylight, sunlight and noise.

#### Basement excavation

- 3.17 In relation to the impact of the proposed excavation on the adjoining neighbouring buildings, the applicant undertook a Ground Movement Assessment which was confirmed by third party auditors that the harm would be limited to Category 1 of damage “very slight” of the Burland Scale. The BIA auditors considered at para 4.12 of the final BIA audit that the modest proposal and that the development will not extend below the depth of the existing underpinned foundations and therefore the qualitative assessment as part of the BIA was accepted.
- 3.18 It is noted that numerous neighbours have raised concerns in relation to a history of subsidence to their properties. Campbell Reith detailed at para 4.13 of the final audit, that the site investigation confirmed the London Clay to have a high volume change potential and revealed the presence of moisture deficit indicative of desiccation to 2.50m bgl due to the presence of a semi-mature London Plane tree approximately 6m away from the front of the property. The site investigation report concluded that desiccation could locally be expected below the proposed excavation level and that foundations may be deepened to 3.35m bgl along the southern edge of the basement. The audit states that if foundation depths are proposed to be increased, additional impact assessment should be undertaken, and this can be assessed under a new planning application and associated BIA assessment.
- 3.19 Overall the audit found the basement excavation to have an acceptable impact to the amenity of the neighbouring occupiers, in line with policy A5, A1 and CPG Basements.

### Rear extension

- 3.20 Under the planning application 2018/3363/P refused, the assessment found that no significant impact would be caused to the amenity of the neighbouring occupiers. On this matter, it must be noted that the Inspector did not consider that the extension that was refused by the Council would cause significant harm to the living conditions of the occupiers of Nos 54 and 58 in terms of loss of light, outlook or privacy. Given that the current proposed extension has been reduced in height and width following the previously refused scheme, the assessment on the amenity would find even less impact to the amenity of the neighbouring occupiers at nos. 58 and 54 Dartmouth Park Road in terms of loss of light, outlook or privacy.
- 3.21 In order to further protect the amenity of the neighbouring occupiers in terms of loss of privacy, the use of the extension's roof would be restricted and only accessible for maintenance purposes. A condition would be attached to secure this.

### **Transport**

- 3.22 Council's transport officers have been consulted in relation to the proposed basement excavation and considered that due to the small scale excavation proposed and the existing driveway at the property and street parking space in front, a construction management plan would not be necessary in this instance. However, it is acknowledged the close proximity of the application site to the York Rise Nursery on York Rise, and advised that permission should be granted subject to a condition to restrict vehicles only arriving and departing between 10am and 3pm between school term.
- 3.23 The construction of the proposed rear extension due to its small scale, would not require a construction management plan.

### **4. Recommendation**

- 4.1 (i) Grant conditional planning permission  
4.2 (ii) 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 Monday 8<sup>th</sup> of April 2019 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: 2018/6140/P  
Contact: Nora-Andreea Constantinescu  
Tel: 020 7974 5758  
Date: 4 April 2019

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

Phone: 020 7974 4444

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

Edwards Rensen Architects  
24 Sotheby Road  
London  
N5 2UR  
GB

# DRAFT

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

## Householder Application Granted

Address:

**56 Dartmouth Park Road**  
**London**  
**NW5 1SN**

# DECISION

Proposal:

Excavation of existing basement level and front lighthwell with planter, to single family dwelling (Class C3).

Drawing Nos: P-01; P-02; P-03; P-04; P-05; P-06; P-07; P-08; P-09; P-10; P-11; P-12; P-13;  
Basement Impact Assessment ref: 180447/H Hawker dated October 2018; Site Investigation Report by Ground Engineering Limited (ref: C14561), dated October 2018; Basement Design Statement dated December 2018; BIA Statement by Ground Engineering Limited, dated 21 February 2019; BIA Statement by Ground Engineering Limited, dated 21 February 2019; 56 Dartmouth Park Road. Construction Programme by Conisbee; BP-14; BP-15; BP-16; BP-17; BP-18; BP-19.

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:

P-01; P-02; P-03; P-04; P-05; P-06; P-07; P-08; P-09; P-10; P-11; P-12; P-13; Basement Impact Assessment ref: 180447/H Hawker dated October 2018; Site Investigation Report by Ground Engineering Limited (ref: C14561), dated October 2018; Basement Design Statement dated December 2018; BIA Statement by Ground Engineering Limited, dated 21 February 2019; BIA Statement by Ground Engineering Limited, dated 21 February 2019; 56 Dartmouth Park Road. Construction Programme by Conisbee; BP-14; BP-15; BP-16; BP-17; BP-18; BP-19.

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

- 4 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 5 The proposed soft landscaping in front of the lightwell shall be carried out in accordance with the approved plans, by not later than the end of the planting season following completion of the development or any phase of the development or prior to the occupation for the permitted use of the development or any phase of the development, whichever is the sooner. The area of planting which, within a period of 5 years from the completion of the development, dies, is removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 The development hereby approved shall be carried out strictly in accordance with the BIA (and other supporting documents) compiled by Alan Conisbee and Associates Limited (Conisbee), Ground Engineering Limited and Edwards Rensen Architects, as well as the recommendations in the Basement Impact Assessment Audit Report (Rev F1) prepared by Campbell Reith, dated March 2019

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy A5 of the Camden Local Plan 2017.

- 7 During the construction programme, any construction vehicles to be used for the proposed development should only be arriving and departing from the premises between 10am and 3pm during school term.

Reason. To minimise the effects the proposed works have on parking pressure in surrounding streets, to the amenity of neighbouring occupier, and to comply with policy A1 of the London Borough of 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements – a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning

**DECISION**

Application ref: 2018/6046/P  
Contact: Nora-Andreea Constantinescu  
Tel: 020 7974 5758  
Date: 4 April 2019

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

Phone: 020 7974 4444

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

Edwards Rensen Architects  
24 Sotheby Road  
London  
N5 2UR

# DRAFT

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

## Householder Application Granted

Address:

**56 Dartmouth Park Road**  
**London**  
**NW5 1SN**

# DECISION

Proposal:

Demolition of existing rear extension and erection of single storey rear extension with green roof, to single family dwelling (Class C3).

Drawing Nos: P-01; P-02; P-03; P-04; P-05; P-06; P-07; P-08; P-09; P-10; P-11; P-12; P-13; NP-14; NP-15; NP-16; NP-17; NP-18; N-19; NP-20; NP-21; NP-22; NP-23; NP-24; NP-25; Design and Access Statement.

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 policies 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:

P-01; P-02; P-03; P-04; P-05; P-06; P-07; P-08; P-09; P-10; P-11; P-12; P-13; NP-14; NP-15; NP-16; NP-17; NP-18; N-19; NP-20; NP-21; NP-22; NP-23; NP-24; NP-25; Design and Access Statement.

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

- 4 Before the relevant part of the work is begun, 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
  - 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 G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 The roof of the extension hereby permitted shall not be used as a roof terrace/balcony without prior consent in writing from the Local Planning Authority.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of 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 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.
- 3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements – a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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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 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning



**DRAFT**

**DECISION**