
From: David Ben-Grunberg [REDACTED]
Sent: 30 October 2019 12:24
To: Dempsey, Matthew; [REDACTED]
Cc: [REDACTED]
Subject: RE: 7 Dartmouth Park Road

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Matthew,

Thanks for getting back to me,

Answers below in **RED**

Best Wishes

David Ben-Grunberg



David Ben-Grunberg. Director. www.thedhaus.com [REDACTED]



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From: Dempsey, Matthew <Matthew.Dempsey@Camden.gov.uk>
Sent: 30 October 2019 12:13
To: Mail [REDACTED]
Subject: 7 Dartmouth Park Road

Dear David,

Thank you for your application for works to:

7 Dartmouth Park Road
London
NW5 1SU

Ref: 2019/4917/NEW

Re: "Demolition of exiting rear extension and erection of new rear extension"

In order for me to register the application and begin consultation I will require more details.

- Please confirm the composition of the building, your DAS states 2 bedroom house, your application form states 2 bedroom flat? Please correct this to ensure consistency.

Apologies for the discrepancy, it is a 2 bed duplex apartment. (over two floors)

- Please provide a list of existing and proposed materials, the details provided are not sufficient. Your application form states; refer to the DAS where there are limited details with regard to materials.

The Materials are Brick (London Stock) to match existing for any external wall finish

The only other material will be sash window to match existing

The garden doors are glass.

Please look at the elevations as we have indicatively used hatching to show where brick is and where glass is

- Please confirm if any works are proposed to the front stairway or boundary walls – these are highlighted on the plans but there is no annotation to explain any alterations?

There is no alterations to the Front stairs or boundary walls.

- Please provide full rear garden plans and sections to show all trees on site and within neighbouring properties, and include root protection zones. Please also provide an arboriculture statement and include a method statement for how all trees in the vicinity will be protected during and after construction.

We will have to get back to you on this. As it sounds like you are asking for a TREE SURVEY

- The garden plans/ sections provided appear to show a substantial amount of excavation will be required in order to carry out the works, therefore please provide a screening assessment of the proposed excavation works so that this can be checked by our independent consultants (Campbell Reith) – Please note there are additional fees for use of our independent consultants, and they may require further details depending on the outcome of the screening assessment and their view of it. Garden plans and sections as requested above will also support this assessment. See attached document, upon receipt of screening assessment it may become apparent that a more detailed assessment is required – further info on this in the attached document, I will check the fees due with our consultants and let you know asap.

We will check with the client and get back to you

- The proposed garden shed would appear to be a substantial structure, please provide full details of this, including floor plan, roof plan, elevations and sections, should you wish it to be considered as part of the application. If not, please remove it from the proposed plans. Please note: if the property is split into flats, as per the statement on application form, the property will not benefit from permitted development rights to erect a shed, i.e.) it will require consent. Please provide method statement for construction, including storage of materials. I would also advise specification of a biodiverse roof – details of this would need to be included also – in particular; a section through the roof and method statement for installation and maintenance.

We will send you updated plans that include this

Please be advised: upon receipt of the details requested above it may be necessary to request further detail.

Please also note: I will be out of the office from Friday 1st November until Monday 11th , when I will respond to any correspondence received in between.

Kind regards,
Matthew

Matthew Dempsey

Planning Technician

Development Management
Regeneration and Planning

London Borough of Camden

Telephone: 0207 974 3862
Web: camden.gov.uk

5 Pancras Square
London N1C 4AG

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