

Application ref: 2019/6242/P
Contact: Alyce Jeffery
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Date: 12 March 2020

Development Management
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CCASA Architects
1E Mentmore Terrace
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**55 Dartmouth Park Road
London
NW5 1SL**

Proposal:

Erection of a part single, part two storey rear extension at lower ground and ground floor, following demolition of the existing lower ground and ground floor rear extension; changes to the side and rear fenestration; replacement front boundary wall with metal railings and gate; replacement steps and pavement in front garden; installation of a glazed canopy along the side boundary of dwelling house (C3).

Drawing Nos:

Design and Access Statement; LP-03_01; PA-01_02; PA-02_02; PA-03_01; PA-04_05;
PA-05_02; PA-06_00; PA-07_00.

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 [PA-01_02; PA-02_02; PA-03_01; PA-04_05; PA-05_02; PA-06_00; PA-07_00]

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

- 4 Prior to the installation of the green roof, 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, CC4, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The applicant proposes to erect a full width lower ground floor extension and a part ground floor extension following demolition of the existing part lower ground, part ground floor extension. The lower ground floor extension would project 5m from the existing rear elevation and measure 3.1m in overall height (2.9m at natural ground level). The ground floor extension would replicate the scale and bulk of the existing extension, measuring 3.7m in depth, 3.1m in width and 2.5m in height. The combined overall height of the extension would be 5.6m.

The extensions would feature a flat roof, a rooflight would be installed above lower ground and ground level. A green roof would feature at lower ground floor level, and details of the green roof would be secured by way of condition.

The extensions would be constructed in brick to match the host dwelling, and feature a timber sash window at ground floor and full width double glazed aluminium doors at lower ground floor.

The rear extensions are considered subordinate and sympathetic to the host dwelling in terms of overall design and materials. The adjacent property at no. 57 Dartmouth Park Road features a large rear extension, therefore the proposed full width extension would not appear out of character. Owing to the large rear garden, sufficient private amenity space is retained for the occupants. Revisions were submitted during the life of the application; the ground floor rear window was amended to a timber sash window with a lintel to appear more in keeping with the character and appearance of the existing host dwelling. Officers consider the revised proposal acceptable.

Alterations to the existing side and rear fenestration are also proposed. The existing windows would be replaced with double glazed timber sash windows, which is considered acceptable as they would enhance and improve the character and appearance of the conservation area by re-installing a traditional window. The applicant proposes to replace the existing uPVC sheeting above the canopy along the side boundary shared with no. 57 Dartmouth Park Road, with new glass sheeting. No objections are raised to the replacement material.

The front boundary wall would be replaced with like-for-like design and materials, however a black metal entrance gate would be installed between the brick posts, and black metal railings would also be installed above the low brick wall. Dartmouth Park Road features a mix of front boundary treatments, some with low brick walls and hedging or railings above, or just low brick walls, therefore the proposed combined of brick and railings is considered to appear in keeping with the character and appearance of the surrounding conservation area. The applicant also proposed to replace the front steps and stone pavement within the front garden, no objections are raised to the replacement material.

Owing to the design, siting and existing development, the rear extensions pass the BRE lighting test at each adjoining property, and are not considered to result in harm to the amenity of neighbouring occupants in terms of sense of enclosure, overlooking, loss of privacy or loss of daylight/sunlight. In addition, due to the nature works proposed along the front boundary and garden, and replacement fenestration, officers have no concerns regarding the amenity of neighbouring occupants.

Given the above, the extensions and alterations are considered to be acceptable in terms of its design, bulk, form and proportions that would have a neutral impact on the character and appearance of the host building and surrounding conservation area.

No objections were received as a result of the application consultation. The councils conservation officer has reviewed the application and raised no objections (requested rear window alteration, and is now satisfied with proposal). The planning history of the site was taken into account when coming to this decision.

- 2 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 policies A1, A3, CC2, CC2, CC3, CC4, D1, D2 AND G1 of the Camden Local Plan 2017, and policies DC1, DC2, DC3, DC4 Dartmouth Park Neighbourhood Plan adopted March 2020. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 3 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.
- 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)

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.

- 5 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).

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

A handwritten signature in black ink, appearing to read 'DP', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer