

Application ref: 2019/4917/P
Contact: Matthew Dempsey
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Date: 23 April 2020

Development Management
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The DHaus
The DHaus Company LTD
Unit 13 Old Dairy Court
17 Crouch Hill
London
N4 4AP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Lower Maisonette
7 Dartmouth Park Road
London
NW5 1SU

Proposal:

Lower and ground floor rear extensions with roof light to new flat roof, aluminium framed glazed doors at lower ground floor rear and new fenestration to upper ground floor rear, also with; associated works, including excavation to side and rear; new door and window to side elevation, and with; erection of a timber clad outbuilding with green roof to the rear garden, and creation of refuse store with green roof to front lightwell.

Drawing Nos: Site Location/ Block Plan: 0110_PLN_EX_001, 0110_PLN_EX_002 Rev1, 0110_PLN_PRO_003 Rev 5, Design and Access Statement. Desk Study and Basement Impact Assessment Report 21/11/2019. BIA appendices; 1, 2, 3 & 4. Arboricultural Impact Assessment Method Statement Tree Constraints Plan November 2019. Tree Survey Schedule. Campbell Reith: Basement Impact Assessment Audit February 2020.

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, (all new brickwork shall be London Stock bricks, sash window to rear elevation to be slim line timber framed, and solid timber door to side elevation).

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: Site Location/ Block Plan: 0110_PLN_EX_001, 0110_PLN_EX_002 Rev1, 0110_PLN_PRO_003 Rev 5, Design and Access Statement. Desk Study and Basement Impact Assessment Report 21/11/2019. BIA appendices; 1, 2, 3 & 4. Arboricultural Impact Assessment Method Statement Tree Constraints Plan November 2019. Tree Survey Schedule. Campbell Reith: Basement Impact Assessment Audit February 2020.

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

- 4 Prior to the implementation of any hereby approved living roofs, 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 outbuilding hereby approved shall remain ancillary to the use of the main property 7 Dartmouth Park Road, NW5 1SU, and shall not be used as separate residential accommodation, business premises or similar non-ancillary use.

Reason: In order to protect the residential amenities of neighbouring occupiers in accordance with policy A1 of the London Borough of Camden Local Plan 2017.

- 6 Prior to the commencement of works, tree and root protection measures as described in the supporting documents (Arboricultural Impact Assessment Method Statement, Tree Constraints Plan November 2019, Tree Survey Schedule). shall be implemented in full and remain in situ throughout the duration of construction of the rear outbuilding. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 7 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.

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 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.

- 3 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 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 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 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer