

Application ref: 2020/0727/P  
Contact: Mark Chan  
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Date: 23 June 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Ryan Marshall Architects  
86 Buckingham Road  
London  
N1 4JE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**20 A Brookfield Park  
London  
NW5 1ER**

Proposal:

Partial demolition and rebuild of the ground floor rear extension/conservatory and installation of glazed window to rear elevation.

Drawing Nos: Cover Letter, Design and Access Statement Rev A, 013/01 Rev A, 013/02 Rev A, 013/03 Rev A, 013/04 and 013/05 Rev A

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 and policies DC1, DC2 and DC4 of the Dartmouth Park Neighbourhood Plan 2020.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Nos: Cover Letter, Design and Access Statement Rev A, 013/01 Rev A, 013/02 Rev A, 013/03 Rev A, 013/04 and 013/05 Rev A (Last received 17/06/2020)

Reason:

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

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 Reasons for granting permission:

The application site contains the ground floor flat within a two-storey semi-detached building. It is located in the Dartmouth Park Conservation area but is not listed. The proposal includes partial demolition and rebuild of the existing ground floor rear extension/conservatory and installation of glazed window to the rear elevation.

The existing ground floor rear extension would be partially demolished and rebuilt. The new extension would extend by 0.3m on the south-eastern elevation to meet the boundary wall with No. 18 Brookfield Park. The overall footprint of the new extension would be similar to the existing as only the living room would be extended by 0.6m into the rear garden. The existing lead lantern and pitched roof would be lowered and replaced by a flat green sedum roof. The height of the new extension would be 3m to match the height of the approved rear extension at No. 18. The new extension would have a rooflight, timber windows and doors and white render walls. Given its rear location, design and relatively minor scale, the proposed development would not be observable from the streetscene and adversely impact the character and appearance of the building. The Council's Conservation Officer has been consulted and raised no objection.

Since the footprint and scale of the new rear extension would be similar to the existing and the rear extensions at the subject property and No. 18 would have the same height and share a party wall, it is considered not to result in loss of

privacy or daylight/sunlight to neighbouring residential properties or cause other harmful amenity impacts.

No objections have been received prior to making this decision. The site's planning history and relevant appeal decisions 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 Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and policies DC1, DC2 and DC4 of the Dartmouth Park Neighbourhood Plan 2020. The proposed development also accords with the London Plan 2016, The London Plan Intend to Publish 2019 and the NPPF.

- 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.

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', written in a cursive style.

Daniel Pope  
Chief Planning Officer