

Application ref: 2020/1153/P
Contact: Obote Hope
Tel: 020 7974 2555
Email: Obote.Hope@camden.gov.uk
Date: 8 July 2020

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Neale and Norden Consultants
17-19 Dartmouth Park Avenue
London
NW5 1JL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat A, 25 Dartmouth Park Road
London
NW5 1SU**

Proposal: Erection of part single part double storey rear extension at garden and upper ground floor levels to maisonette (Class C3).

Drawing Nos: D01; D02; D03; D04 REVD; D05 REVE; D06; D07 REVD; D09 REVB; 11 REVD; D12 REVC; D13 and Revised Design and Access Statement Commissioned commissioned by Neale+ Norden Consultants dated June 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, 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: D01; D02; D03; D04 REVD; D05 REVE; D06; D07 REVD; D09 REVB; 11 REVD; D12 REVC; D13 and Revised Design and Access Statement Commissioned commissioned by Neale+ Norden Consultants dated June 2017.

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

- 4 Prior to commencement of the relevant part of the development, full details in respect of the green roof, including section showing roof and substrate build up, details of planting species and a scheme of maintenance, shall be submitted to and approved in writing by the local planning authority.

The development shall not be completed other than in accordance with the approved details.

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.

Informative(s):

- 1 Reasons for granting permission:

Planning permission was granted on this site (ref: 2017/1361/P dated 24/05/2017) for the erection of part single part double storey rear extension at garden and upper ground floor levels to maisonette (Class C3). The consent has recently lapsed, and this proposal is for the same extension as previously approved.

The previous application (ref: 2017/1361/P) was assessed under a similar policy context, with the current Local Plan 2017, the 2012 iteration of the NPPF and current London Plan.

The proposed two-storey aspect of the extension would measure 2.8m (width) by 3.0m (depth) by 5.8m (height), whilst the single storey aspect would measure 2.8m (width) by 3.0m (depth) by 2.9m (height). The extension would be subordinate to the host building in terms of scale and massing and the footprint of the rear extension would allow for the retention of a reasonably sized garden. Alongside this, the two-storey element of the rear extension forms a secondary addition that would be cohesive in scale and context with the neighbour's extension at lower-ground floor level and the two-storey element would be in keeping with the existing extension to the rear of adjoining no.27.

Planning permission has recently been granted for two storey rear additions within the vicinity, notably nos. 9, 18, 27 and 41 Dartmouth Park Road. It is considered that the principle of the closet wing two storey rear addition would sit comfortably within the vicinity. The design and material used for the proposed extension would be in keeping with the height of the two-storey rear additions at numbers 27, 35, 37, 39, 43, 45 and 47 Dartmouth Park Road.

In terms of its form and scale the single-storey aspect of the rear extension would also be subordinate to the host building and the proposed two-storey element adjacent to it. The revised design would include a green roof to promote biodiversity and improve the appearance of the proposal in accordance with policies A3, D1 and D2 of the Local Plan 2017.

The proposed windows would replace the timber framed sash windows to the rear elevation and would be located to match the windows on the levels above. The soldier course arch would be replicated to match the design and aesthetic of the other windows above. As such, the proposal is considered to preserve the character and appearance of the host building and wider Dartmouth Park Conservation Area.

The proposed extension is not considered to give rise to amenity issues. Whilst it is inevitable that some loss of privacy would ensue as a result of the first floor element, given the level of overlooking in existence on site at present, the proposal is considered not to result in undue harm in terms of overlooking. Given the general proportions and set in nature of the first floor element from the side boundaries, it is considered not to result in undue harm to neighbouring daylight/sunlight.

The single storey element of the extension at lower ground floor level would be a similar height to the neighbour's full width rear but would be set back from it by approximately 1.1m. Therefore it would have limited impact on the neighbour's amenity in terms of daylight and sunlight and overshadowing.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, A3, D1, D2 and CC1 and CC2 of the Camden Local Plan 2017, and with policies DC3 and ES3 of the Dartmouth Park Neighbourhood Plan Adopted 2 March 2020. The proposed development also accords with the London Plan 2016 and the National Policy Framework 2019.

- 2 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).

- 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.

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 written over a light grey rectangular background.

Daniel Pope
Director of Economy, Regeneration and Investment