

Email: planning@camden.gov.uk
Phone: 020 7974 4444
Fax: 020 7974 1680

Development Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

Application for removal or variation of a condition following grant of
planning permission. Town and Country Planning Act 1990.
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	18
Suffix	
Property name	
Address line 1	Dartmouth Park Avenue
Address line 2	
Address line 3	
Town/city	London
Postcode	NW5 1JN
Description of site location must be completed if postcode is not known:	
Easting (x)	528881
Northing (y)	186303
Description	

2. Applicant Details

Title	Mr
First name	Farhaz
Surname	Kahn
Company name	
Address line 1	11
Address line 2	Victorian Grove
Address line 3	
Town/city	London

2. Applicant Details

Country	<input type="text" value="UK"/>
Postcode	<input type="text" value="N16 8EN"/>
Are you an agent acting on behalf of the applicant? <div><input checked="" type="radio"/> Yes <input type="radio"/> No</div>	
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

3. Agent Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Ben"/>
Surname	<input type="text" value="Hayes"/>
Company name	<input type="text" value="unknown Works"/>
Address line 1	<input type="text" value="63"/>
Address line 2	<input type="text" value="Torriano Avenue"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Country	<input type="text"/>
Postcode	<input type="text" value="NW5 2SG"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

4. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

This planning application is for the proposed development of 18 Dartmouth Park Avenue. The works are to a late-Victorian four storey, semi-detached house in the Dartmouth Park Conservation Area and the London Borough of Camden.

Brief

This proposal seeks to renovate and replace elements of the existing extension and landscaping to the property. This includes replacing a poorly constructed existing rear extension and reworking the terraced rear garden to improve the overall look of it whilst also making it more appropriate of a young family. These proposed works seek to retain much of the existing character to the property.

The key considerations of the proposal are:

- A new single-storey rear extension of the similar size and footprint to existing rear extension.
- A large and more considered lower-ground outdoor paved terrace
- A landscaping plan designed to create better connectivity between the kitchen area and the garden and much more child safe.

Design, Scale, Character and Appearance

The general principle for the design has been first to identify elements of the existing building that require upgrading due to poor construction and maintenance. The existing rear extension, external retaining walls and hard landscaping have aged poorly. The lower ground garden area is currently being overshadowed by a bulky stair construction which includes large drops in height making it dangerous for small children. The current design of the garden landscaping also prevents children in the garden from being seen in the lower-ground kitchen which has become the key room of the house. The proposal

4. Description of the Proposal

seeks to fix these issue by replacing, updating and repairing elements similar in scale and nature to the existing ones where required. The resulting development therefore complies with the broad requirement for high quality design, whilst enhancing the appearance of the existing house and preserves the character of the wider terrace along with the surrounding area.

Rear Elevation

The scope of the rear extension is of the same size and footprint to the existing rear extension and so hidden from view of Dartmouth Park Avenue. The proposed rear elevation should improve the lighting in the subterranean spaces whilst allowing easier access to the lower level garden. The expansion of the lower level garden and the removal of the bulky stair construction should also improve the look and feel of the space. Additionally, the new materials to proposed to construct the extension will provide more durable and weather resistant finishes of a much higher quality. The roof of the extension is to be updated with sedum or planters to add a green aspect to the upstairs rooms and improve the overall visual effect, blending the roof seamlessly into the garden beyond.

Landscaping

The proposed terraced landscaping has been redesigned to create a better view between the lower ground kitchen and the garden beyond. The existing large double-back stairs

Reference number

2019/4896/P

Date of decision (date must be pre-application submission)

23/01/2020

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 3 - The development hereby permitted shall be carried out in accordance with the following approved plans: 0025_UW_A2.100 Rev 01, 0025_UW_A2.101 Rev 01, 0025_UW_A2.111 Rev 01, 0025_UW_A2.121 Rev 01, 0025_UW_X2.001 Rev 01, 0025_UW_X2.100 Rev 01, 0025_UW_X2.101 Rev 01, 0025_UW_X2.111 Rev 01, 0025_UW_X2.121 Rev 01
Reason: For the avoidance of doubt and in the interest of proper planning

Has the development already started?

☒ Yes ☐ No

If Yes, please state when the development was started (date must be pre-application submission)

15/05/2020

Has the development been completed?

☐ Yes ☒ No

5. Condition(s) - Removal/Variation

Please state why you wish the condition(s) to be removed or changed

In the course of construction at the 18 Dartmouth Park Avenue site the contractor has discovered serious structural issues due to damp in some parts of the Lower Ground Floor. A damp specialist was consulted and she has prepared the attached document - 'Note of site visit 18 Dartmouth Park Avenue 20 06 22.pdf'. Following on from her recommendations small amendments are proposed to the approved planning application to allow for the remedial work to take place. See below for a summary of the report and the proposed works. We seek your approval, given the circumstances, to apply this as an amendment to the current, approved planning application so that works may continue unabated.

-

During the demolition of interior furnishing and finishes at the 18 Dartmouth Park Avenue site, damp was discovered in some areas of the partially subterranean Lower Ground Floor. Catharine Bull, an historic building consultant, attended a site visit to assess the situation. She outlined the damage in two key areas of the structure. All quotes in the following summary are taken from her report.

The brickwork in the SE corner of the Lower Ground floor has been exposed to 'high levels of moisture'. This is apparently due in large part to the historical raising of the side passage so that 'the external ground level is at a height of approximately 80% of the floor to ceiling height on the rear elevation of the house'. In order to combat the further degradation of this area the removal of earth from the exterior face of this area of the wall is proposed (see note on 0025_UW_A2.100_Ground Floor Plan - Proposed.pdf). This groundwork will also reveal the blocked downpipe that the consultant has also recommended rodding-out to reduce water seepage in this area.

Beyond the presence of moisture the damp specialist also observed significant degradation of the structure during the site visit. 'An area of brickwork, part of which is the single brick thick masonry to the flue and brickwork, is unstable with several bricks and missing areas of bedding mortar.' Due to concerns that the remedial removal of the earth will lead to further instability we therefore propose to replace this area of brickwork. The amended planning drawings attached show our intention to simply extend the current language of the approved extension to cover the area where the repairs need to take place.

Moisture was also observed by the contractor when digging the required trench for the concrete bearing foundation. A polythene sheet had been used to protect this concrete pour yet, in order to comply with the approved document Part C, the damp specialist has recommended a few possible options. Either 'a DPM is laid under a concrete slab to prevent the concrete from gaining moisture through capillary action' or 'a slab based on lime ('limecrete') which is breathable' should be used. On consultation, the contractor has opted for a DPM layer to be laid for which the slab will have to be removed and re-poured.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

To refer to an updated set of drawings which are attached to this application.

6. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

7. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	Mr
First name	
Surname	
Reference	

Date (Must be pre-application submission)

07/07/2020

Details of the pre-application advice received

Dear Ben,

I note the amendment being proposed is to change the approved part width lower ground floor extension to a full width extension together with changing the upper ground level door access with its steps to a window. I do certainly think this would be a material change and would therefore require a Section 73 'minor material amendment' application. This type of application is the equivalent of a full application requiring the standard consultation to be carried out although only the changes to the proposal would be in scope for our consideration. It should be submitted in the normal way via the planning portal or direct to planning@camden.gov.uk using the relevant form. The expected time for this to be dealt with would be 8 weeks.

Regards,

Neil McDonald
Team Manager (South), Development Management

Telephone: 020 7974 2061

8. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- ☐ The applicant
☒ The agent

Title	Mr
First name	Ben
Surname	Hayes
Declaration date (DD/MM/YYYY)	08/07/2020

8. Ownership Certificates and Agricultural Land Declaration

☒ Declaration made

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)