

Application ref: 2020/2695/P  
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Date: 14 August 2020

**Development Management**  
Regeneration and Planning  
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Charles Tashima Architecture  
12A Blackstock Mews  
London  
N42BT  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**39 Dartmouth Park Road  
London  
NW5 1SU**

Proposal: Erection of new rear roof at ground floor, replacement rear ground floor terrace, erection of side lean to and replacement side outbuilding. Rear and side fenestration alterations at lower ground and ground floor, rear landscaping alterations. Replacement front steps.

Drawing Nos: 001; 002 Rev.A; 003 Rev.A; 004 Rev.A; 005; 006 Rev.A; 007; 008 and 009.

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:

001; 002 Rev.A; 003 Rev.A; 004 Rev.A; 005; 006 Rev.A; 007; 008 and 009.

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

Informative(s):

- 1 Reasons for granting permission:

The existing flat roof of the rear projection would be replaced with a pitched standing seam zinc roof. It is noted that there is no uniformity along the rear elevations of this row of properties and its replacement is considered acceptable. The existing rear steps would be removed and the existing terrace reduced in footprint and enclosed with metal railings. At lower ground and ground floor the rear fenestration would be replaced with steel crittall doors and windows. The new material is acceptable given its lower level location and siting to the rear. The existing rear shed would be replaced with a new timber shed of the same footprint. The side courtyard would be infilled with a new glazed lean to roof to provide shelter for bicycle storage. The side door would be replaced with a new timber door at lower ground floor level. At ground floor an existing side window would be replaced with a new timber window of a similar scale and location. It is considered that the proposed alterations at the rear and side are minor and given their location at lower level would not be visually prominent from the street.

The existing external front entrance steps would be replaced with yorkstone steps, which is considered to improve the appearance of this feature. As such, the proposal is considered preserve the character or appearance of the building and the wider Dartmouth Park Conservation Area.

As the replacement fenestration would have a similar siting and scale as existing, there are no material amenity concerns to any adjoining residential occupiers in terms of loss of natural light, outlook, enclosure or privacy for this proposal. Given the minor nature of the development it is not considered to result in any amenity concerns.

The site's planning history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Primrose Hill Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) 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, D1 and D2 of the Camden Local Plan 2017, the London Plan 2016 and 2019 (intended to publish), and the National Planning 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).
- 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', is positioned in the upper left corner of the page.

Daniel Pope  
Director of Economy, Regeneration and Investment