

Application ref: 2020/2343/P  
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Date: 21 August 2020

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

Phone: 020 7974 4444

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Bigger House Design  
21 Sydney Road  
Sutton  
SM1 2QJ

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:

**39 Dartmouth Park Hill  
London  
NW5 1HU**

Proposal:

Erection of rear dormer window.

Drawing Nos: Design and Access Statement; 001; 110; 110; 120; 200 Rev A; 201 Rev A; 210 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans [200 Rev A; 201 Rev A; 210 Rev A]

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

Informative(s):

- 1 Reason for granting permission-

The applicant proposes to erect a rear dormer window. Following officers' advice, the dormer was amended to match the overall scale and design of the existing dormer at the adjoining property's (No. 41 Dartmouth Park Hill). The amendments ensure that the dormer is subordinate and preserves and enhances the character and appearance of the building, the terrace and the conservation area.

The dormer would sit 1500mm down from the ridge, 650mm in from the party wall shared with no. 41, and 550mm up from the eaves. The dormer would feature 3 window panes, slate cheeks and a flat lead roof, and align with the windows below. Owing to the modest scale and sensitive design, officers consider the dormer window would result in a subordinate addition to the rear roof slope and would not harm the overall character and appearance of the host building and surrounding conservation area.

The original submission included the enlargement of the existing first floor opening to introduce a wider set of double doors. Officers considered the alteration would disrupt the proportions of the fenestration and advised the applicant to omit this element from the application. This application now only relates to the roof extension.

No objections were received as a result of consultation. The council's conservation officer has reviewed the application and raised no objection. The planning history of the site was 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 proposal would be in accordance with policies D1 and D2 of the Camden Local Plan 2017 and policies DC2, DC3 and DC4 of the Dartmouth Park Neighbourhood Plan 2019. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 2 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+Re>

quirements+%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.

- 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 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).

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



Daniel Pope  
Director of Economy, Regeneration and Investment