

| Application No: | Consultees Name:                   | Received:           | Comment: | Response:  |
|-----------------|------------------------------------|---------------------|----------|--|
| 2020/3547/P     | Dartmouth Park Neighbourhood Forum | 15/09/2020 21:33:49 | SUPPRT   | <p>After much consideration, Dartmouth Park Neighbourhood Forum supports this application. It is important that Camden Council understands that this support is based on the following three factors:</p> <ol style="list-style-type: none"> <li>1. We are only commenting based on the policies in the Neighbourhood Plan. Camden Council will be expected to assess against Local Plan and other relevant policies;</li> <li>2. An understanding that it is a finely balanced issue, with arguments both ways, as summarised below;</li> <li>3. The support applies only to this particular situation, and is not intended as a precedent in respect of the rest of the street or any other part of our area. Any future application will need to be assessed in its own right.</li> </ol> <p>The most relevant policies in the made Dartmouth Park Neighbourhood Plan are DC2, DC3, DC4 and, less directly, H1. To some extent, these pull in different directions.</p> <p>One the one hand, DC2 seeks to protect the area's heritage assets and the integrity of the Conservation Area, and DC3 requires good design, principally by ensuring that development relates to its context. These policies protect against over-development and designs that go against the grain of our special area. Regarding DC2, most roofs on the street are concealed behind parapets and we do have some concerns that the continuity of the roofscape will be damaged. DC3(e), meanwhile, requires that any extensions or modifications to existing buildings be subordinate to the existing development and in keeping with its setting, including the relationship to any adjoining properties. The fact that the four adjacent houses in this row (51-57) already have a very similar extension to the one proposed at number 49 counts in the application's favour against these two policies.</p> <p>On the other hand, policy DC4 supports small residential extensions where certain criteria are met. This policy has been written specifically with applications like this in the streets around Spencer Rise in mind, in response to issues raised during public consultation. DC4(f) supports roof extensions that respect the existing roof form in terms of design, scale, materials and detail; and that are restricted to the rear except where it is part of the established local character. Given the character established by the mansards on 51-57 Spencer Rise, we are content that the criteria in DC4 are met.</p> <p>The principle behind H1 is to support and protect a range of housing provision to meet current and future housing needs, and in particular to ensure the provision of smaller homes for downsizing older residents or first home buyers. We have some concern that by increasing the house to 4 bedrooms the application would increase the number of larger, more expensive properties in the area, while reducing the number of small, more affordable properties. However, we appreciate that the houses in Spencer Rise are already rather expensive for a starter home, and we are persuaded that in this case the increase in size is not disproportionate.</p> |