

Application ref: 2019/4651/P  
Contact: Sofie Fieldsend  
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Date: 5 November 2020

**Development Management**  
Regeneration and Planning  
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BailyGarner  
146-148 Eltham Road  
eltham  
SE9 5DY

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:

**The Towers**  
**39 Dartmouth Park Avenue**  
**London**  
**NW5 1JP**

Proposal:

Installation of steel doors and panels with windows to internalise the ground floor

Drawing Nos: P001A, P02, P03, P04, P05, P06, P07, Jansen Steel Doors Spec, Jansen Steel Fixed Screen with Glazing & Solid Panel, Design & Access Statement

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

#### **Reason(s) for Refusal**

- 1 The proposed enclosing of the ground floor open undercroft areas, by virtue of the siting and design of the enclosing structures, would represent an incongruous and prominent addition that would undermine the architectural significance of the building and be harmful to the character and appearance of the host building and the Dartmouth Park Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017 and policies DC1 (Enhancing the sense of space), DC2 (Heritage assets) and DC3 (Requirement for good design) of the Dartmouth Park Neighbourhood Plan 2020

Informative(s):


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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 written over a light grey rectangular background.

Daniel Pope  
Director of Economy, Regeneration and Investment