

Application ref: 2021/2030/P
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Date: 22 July 2021

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Jeremy Biggin
31 Aberdeen Road
London
N5 2UG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**12 Dartmouth Park Road
London
NW5 1SX**

Proposal:

Installation of balcony with associated railings at upper ground floor level on the rear elevation, erection of a privacy screen and associated alterations including replacement of upper ground floor sash window on the rear elevation with timber french doors.

Drawing Nos: SK 1090-01; SK 1090-02; SK1090-03; SK 1090-04 rev A; SK 1090-05; SK 1090-06; SK 1090-100; Details of metalwork materials and balustrade.

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 and DC2 of the Dartmouth Park Neighbourhood Plan 2020.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

SK 1090-01; SK 1090-02; SK1090-03; SK 1090-04 rev A; SK 1090-05; SK 1090-06; SK 1090-100; Details of metalwork materials and balustrade.

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

- 4 Following the approval of details of the privacy screen / trellis required by condition 5 below, the approved privacy screen / trellis shall be erected on the eastern side boundary with no. 14 Dartmouth Park Road prior to commencement of the use of the balcony and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017 and DC4 of the Dartmouth Park Neighbourhood Plan 2020.

- 5 Before the relevant part of the work is begun, detailed drawings, and samples of materials, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Privacy screen / trellis

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 and DC2 of the Dartmouth Park Neighbourhood Plan 2020.

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Informative(s):

- 1 Reasons for granting permission.

The proposed upper ground floor balcony would project 1m from the rear elevation and would extend across the rear elevation to meet with the existing two storey closet wing. A new 1m high privacy screen would be installed on the existing brick boundary wall on the eastern side elevation with no. 14. The balcony and privacy screen would be modest in terms of size and scale and would not harm the character or appearance of the building. The lower cill of the upper ground floor window would be dropped by 0.5m to install a door

opening to access the balcony. The loss of the existing window is regrettable however given its location and context within the rear façade its loss would not warrant a reason for refusal. The new door would be constructed from timber

and match the design and style of the existing windows on the rear elevation. The property forms part of a pair of semi-detached properties that have already been significantly altered by historic extensions at lower ground and upper ground floor level. The proposed balcony and associated external alterations would not be considered to further imbalance the pair. Views of the balcony would be mainly screened by the existing 2 storey closet wing that runs along part of the Boscastle Road. The proposal would not be considered harmful to the character or appearance of the conservation area.

In terms of materials the balcony railing would be constructed from cast iron which would be considered acceptable. Details of the privacy screen have not been provided. A condition would be attached to secure the submission of these details.

Given the above, the additions are considered to be acceptable in terms of siting, scale and design, and would have a neutral impact on the character and appearance of the property and surrounding conservation area.

Considerable importance and weight has been attached to the harm and 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The balcony would be screened by the proposed privacy screen that would restrict any overlooking between the properties and it is considered that the proposal would not result in harm to the residential amenities of surrounding neighbours. A condition has been attached to ensure the installation of the privacy screen /trellis prior to the use of the balcony. The screen would be located 2m from the upper ground floor window in the neighbouring property at no. 14. Given that the screen would project out only 1m from the rear of the property it would not be considered to result in any loss of daylight or sunlight to that room.

Given the size/scale of the balcony (1m in depth), it would not allow for large gatherings of people, and would primarily form an access with only a small area of amenity space. Any associated noise from the balcony would not be considered harmful to the neighbouring occupiers. The Dartmouth Park Conservation Area Advisory Committee raised no objection and no comment.

The planning history of the site and surrounding area has been considered when determining this application.

As such, the proposed development is in general accordance with policies D1, D2 and A1 of the London Borough of Camden Local Plan 2017, policies DC2 and DC4 of the Dartmouth Park Neighbourhood Plan 2020, the London Plan 2021, and the National Planning Policy Framework 2019.

- 2 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, 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.

- 3 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).
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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



Daniel Pope
Chief Planning Officer