

Application ref: 2021/3951/P
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Date: 2 December 2021

Development Management
Regeneration and Planning
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Mills Power Architects
10 Aumonier Mews
East Finchley
London
N2 9FA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 6 Bramshill Mansions
85 Dartmouth Park Hill
London
N19 5HX

Proposal:

Erection of rear dormer and creation of rear roof terrace with metal balustrades.

Drawing Nos: 081- 051 (Rev A), 081- 052 (Rev A), 081- 053 (Rev A), 081-054 (Rev A),
Design and Access Statement (30th July 2021) and Site Location Plan

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 The development hereby permitted shall be carried out in accordance with the following approved plans 081- 051 (Rev A), 081- 052 (Rev A), 081- 053 (Rev A), 081-054 (Rev A), Design and Access Statement (30th July 2021) and Site

Location Plan

Reason:

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

- 3 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.

Informative(s):

- 1 Reasons for granting permission.

The application site is located within Dartmouth Park Conservation area as well as the Neighbourhood Forum area. The area stretches from old parish of St Pancras that stretched from Tottenham Court Road to Highgate and first buildings in the area are of the 17th Century. However, the character is mostly 18th Century properties and mostly residential apart from the Highgate Road. The building itself is not listed but is identified as making a positive contribution to the area.

Bramshill Mansions contains a number of dormers on the rear roof scape which also benefit from rear terraces. The proposed dormer is small in scale and is considered to represent a subordinate addition within the existing roof. Because the terrace is sunken into the closet wing roof, the appearance of the roof will change only slightly which is helped by the fact the railings are also largely concealed. In terms of views, whilst this is identified as a positive contributor, the proposals cannot be seen directly from the public realm and the introduction of the small dormer (the only aspect that will be seen) is not considered to adversely impact the character of the site or the surrounding conservation area.

Each property has some sort of terrace or dormer at this level so the arrangement in terms of amenity impact stays relatively the same. Because the terrace is slightly sunken this also protects the amenities of neighbours. As such, the proposals are not considered to cause harm to neighbouring amenity in terms of loss of light, outlook or privacy.

One objection was received following statutory consultation, which concerned consultation and the need for the applicant to obtain freeholder consent for the works. From the Council system a site notice and press advert was displayed and the correct consultation process has been followed. The Dartmouth Park CAAC have raised no objection to the proposal. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and DC1, DC2 and DC3 of the

Dartmouth Park Neighbourhood Plan. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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, 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 (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 2021.

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