

Application ref: 2021/5189/P
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Date: 16 March 2022

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Square Feet Architects
95 Bell Street
London
NW1 6TL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

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

Proposal:

Replacement of rooflight with rear dormer, replacement of rear upper ground floor window with French doors and Juliet balcony; installation of new front porch canopy, bin and bike stores, raised brick pillars and metal gate with arch to entrance.

Drawing Nos: 2119_L_001; 2119_L_010; 2119_L_011; 2119_L_012; 2119_L_013;
2119_L_014; 2119_L_015; 2119_L_016; 2119_L_017; 2119_L_018; 2119_L_019;
2119_L_020; 2119_L_021; 2119_L_110; 2119_L_111; 2119_L_112 Rev A;
2119_L_113; 2119_L_114; 2119_L_115; 2119_L_116; 2119_L_117; 2119_L_118 Rev
A; 2119_L_119; 2119_L_120; 2119_L_121; Design and Access Statement.

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:
2119_L_001; 2119_L_010; 2119_L_011; 2119_L_012; 2119_L_013;
2119_L_014; 2119_L_015; 2119_L_016; 2119_L_017; 2119_L_018;
2119_L_019; 2119_L_020; 2119_L_021; 2119_L_110; 2119_L_111;
2119_L_112 Rev A; 2119_L_113; 2119_L_114; 2119_L_115; 2119_L_116;
2119_L_117; 2119_L_118 Rev A; 2119_L_119; 2119_L_120; 2119_L_121;
Design and Access Statement (except pages 5 and 6).

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Before the relevant part of the work is begun, details of the bin and bike stores shall be submitted to and approved in writing by the local planning authority. 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposed rear dormer would have a modest scale and have a window opening of similar size to the existing rooflight. Due to its small scale and projection, it would retain a proportionate area of the roof slope and appear as a subordinate addition. The dormer would be clad in zinc which reflects its modern shape.

As revised, only the rear upper ground floor level timber sash window will be replaced with glazed French doors and an external Juliet balcony. The proposal would retain the existing window opening and not enlarge it. Given the location of the proposed modest alteration, this is considered to preserve the character and appearance of the host building.

To the front, the proposal includes a new open porch canopy, which reflects the existing portico features at the host property and similar alterations at neighbouring properties such as at no.20. The gate pillars are proposed to be increased in height with an arch above, matching the existing brick wall types and the description of front boundaries in the Dartmouth Park Conservation

Area Appraisal, which is accepted.

Within the front garden a bin store and bike/pram store are proposed. Their overall scale and position are acceptable, subject to further details of the structures to be secured by condition.

Given the nature and modest projection of the proposed items, it is unlikely that any harm would be caused to neighbouring amenity in terms of loss of light, outlook or privacy.

In light of the above, the development is considered to preserve the character and appearance of the host building, streetscene and Conservation Area. 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.

No objections were received prior making this decision. 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 Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2021 and the London Plan 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer