

Application ref: 2021/5947/P
Contact: Ewan Campbell
Tel: 020 7974 5458
Email: Ewan.Campbell@camden.gov.uk
Date: 30 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

Lucy Read Architects
13 Retcar Place
LONDON
N19 5TT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**23 Dartmouth Park Hill
London
NW5 1HP**

Proposal:

Demolition and rebuild of existing single storey ground floor side and rear extensions plus a new pergola structure; landscaping of front and rear gardens with new refuse store.

Drawing Nos: 10_1000, 11_1010, 11_1011, 11_1012, 11_1013, 11_1014, 11_1015, 11_2000 (Rev E), 11_2001 (Rev C), 11_6010 (Rev C), 11_6011 (Rev C), 11_6012 (Rev C), 11_5010 (Rev C), 11_5011 (Rev C), Arboricultural Survey and Impact Assessment (05/03/2022)

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: 10_1000, 11_1010, 11_1011, 11_1012, 11_1013, 11_1014, 11_1015, 11_2000 (Rev E), 11_2001 (Rev C), 11_6010 (Rev C), 11_6011 (Rev C), 11_6012 (Rev C), 11_5010 (Rev C), 11_5011 (Rev C), Arboricultural Survey and Impact Assessment (05/03/2022)

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 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable

period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 Reasons for granting permission.

The planning history on site demonstrates that the principle of a larger rear extension has been accepted here. A previous application (ref 2020/0785/P) proposed a new rear and side extension plus basement. This was dismissed at appeal due to the basement issues. However when discussing the new rear extension the Inspector stated that:

'I agree with the Council's observation that the overall design of the development would be acceptable. I am therefore satisfied that the development would preserve the character and appearance of the Conservation Area.'

The current proposal has a similar sized rear extension but with a different form and design. Notably it has a stepped roof profile with projecting upstands along the side wing and an angled roof projection on the rear extension adjoining no.21, plus different fenestration arrangements.

In terms of depth, the rebuilt rear extension would project back to the same point as existing and the rebuilt side extension would extend to the same point to the front. The main difference is that the width of the new rear extension increases by 2.0m as in the case of the previous appeal scheme. The height is generally the same, albeit with various projecting upstands for rooflights, solar panels etc. along the side wing. The large angled roof projection at the rear adjoining no.21 is acceptable in form and is no higher than the adjoining extension at no.21 due to the stepped ground levels here. It is considered that the height, bulk and size are overall acceptable.

The proposed design with the stepped height adds character to the rear elevation and, with the large aluminium glazed window, bi fold doors and matching brick, is considered to both preserve and enhance the character of the host building and conservation area. Amendments were agreed to reduce the overall height and increase the amount of brickwork. The pergola structure is lightweight and, whilst it visually continues the depth of the extension, it is porous in appearance and does not contribute to the overall scale or bulk.

In terms of amenity, the widened rear extension has the same impact as the appeal scheme and will be at its closest point 0.8m away from the boundary of

no.25. However the new scheme leaves a courtyard next to the original house rear elevation so that the depth near the boundary is reduced. The impact is not considered to be significant and the extension meets the daylight test by not projecting above a 45 degree angle taken from the nearest window at no.25. It is considered therefore that there will be no serious loss of outlook, light or privacy to neighbours.

The Council's tree officer has not raised any objection to the proposal. However clarification was needed on retained trees which has been sought. Further landscaping and tree protection details will be sought via condition. The landscaping of the front garden with new refuse store is acceptable.

The development is considered to preserve the character and appearance of the 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 have been received prior to 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, A3, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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 'DP', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer