

Application ref: 2021/5891/P  
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Date: 1 July 2022

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

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Aoba Landscapes  
9 Princes Gardens  
West Acton  
London  
W3 0LX

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 1 40 Dartmouth Park Road  
London  
NW5 1SX**

Proposal:

Erection of single storey rear garden room

Drawing Nos: Site location plan, Block plan, 2110-DPR-CD001, 2110-DPR-CD002, 2110-DPR-GR001, 2110-DPR-GR002, 2110-DPR-GR003, 2110-DPR-GR004, 2110-DPR-GR005.

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: Site location plan, Block plan, 2110-DPR-CD001, 2110-DPR-CD002, 2110-DPR-GR001, 2110-DPR-GR002, 2110-DPR-GR003,

2110-DPR-GR004, 2110-DPR-GR005.

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.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of the Tricoya for the front and side elevation of the garden room 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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 The garden room hereby approved shall only be used for purposes incidental to the use of the main property (Flat 1, 40 Dartmouth Park Road) and shall not be used as a separate residential dwelling or a business premises.

Reason: In order to protect the residential amenities of neighbouring occupiers and prevent substandard living accommodation and excessive on-street parking pressure in accordance with policies A1 and T2 of the London Borough of Camden Local Plan 2017.

- 6 Prior to commencement of development, full details in respect of the sedum green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include:

- i. a detailed scheme of maintenance
- ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used on the area of green roof and showing a variation of substrate depth with peaks and troughs
- iii. full details of planting species and density

The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, CC4, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 7 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.

Informative(s):

- 1 Reasons for granting permission:

Planning permission is sought for the erection of a single storey garden room for flat 1, 40 Dartmouth Park Road. The house has been split into three flats. The applicant has indicated that the proposal is for use as a home office/hobby room, predominantly during the daytime.

The proposed garden room would be L-shaped in plan and situated at the rear of the site. An existing shed at the rear of the site would be removed. The modest building (20 sq m in area) will be a subordinate addition to the garden which would retain a sufficient amount of garden space area (121sqm), would not significantly affect the character and openness of the site or the character or appearance of the built environment. The garden room will be finished in appropriate materials (timber tricoya cladding and timber windows and doors). A condition to secure details of the finished appearance of the Tricoya is attached to ensure that this is in keeping with the rear garden environment and the visual quality of the area.

There are single storey dwellings and garages at the rear of neighbouring plots in Dartmouth Park Road. The proposed outbuilding would sit alongside the single storey dwelling at 39 York Rise which is adjacent to the proposed site. As such it would be in keeping with the siting of surrounding development.

The proposed garden room would not cause harm to the character and appearance of the host property, the rear garden or the amenity of neighbouring occupiers. No habitable rooms or gardens at any neighbouring sites would be unduly overlooked, over-shadowed or obscured.

The proposed garden room would be situated 3m away from the closest tree (silver birch). It is to be supported by reinforced concrete raft foundations (i.e. shallow foundations) which are expected to avoid any damage to existing tree roots or result in disturbance to wildlife, soil and ground conditions. A condition would be recommended to secure tree protection measures.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Dartmouth Park Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

A condition restricting the use of the garden room for purposes ancillary to flat 1, 40 Dartmouth Park Road would ensure that the character of the area and the amenity of the occupiers at the site and in the surrounding area are duly protected.

The planning history of the site has been taken into account. No objections were received prior to the determination of this application.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, policies DC1, DC2, DC3 and DC4 of the Dartmouth Park Neighbourhood Plan 2020, 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](http://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 centered on a light grey rectangular background.

Daniel Pope  
Chief Planning Officer