

Application ref: 2022/4698/P
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Date: 8 March 2023

Development Management
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Bradley Van Der Straeten
Studio 16, London Fields Studios
11-17 Exmouth Place
London
E8 3RW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**59 Dartmouth Park Road
London
Camden
NW5 1SL**

Proposal:

Erection of lower ground floor rear extension and terrace, upper ground floor rear external terrace with associated metal railings, and associated external alterations.

Drawing Nos: A-0.1.0 Rev PL1, A-0.1.1 Rev PL1, A-0.1.2 Rev PL1, A-0.1.3 Rev PL1, A-0.1.4 Rev PL1, A-0.1.5 Rev PL1, A-0.2.1 Rev PL1, A-0.2.2 Rev PL1, A-0.2.3 Rev PL1, A-0.3.1 Rev PL1, A-1.1.0 Rev PL1, A-1.1.1 Rev PL2, A-1.1.2 Rev PL2, A-1.1.3 Rev PL1, A-1.1.4 Rev PL1, A-1.1.5 Rev PL1, A-1.2.1 Rev PL1, A-1.2.2 Rev PL2, A-1.2.3 Rev PL2, A-1.3.1 Rev PL2, Location Plan, Design & Access Statement prepared by Bradley Van Der Straeten dated October 2022, and Arboricultural Impact Assessment (17/01/2023)

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:

A-0.1.0 Rev PL1, A-0.1.1 Rev PL1, A-0.1.2 Rev PL1, A-0.1.3 Rev PL1, A-0.1.4 Rev PL1, A-0.1.5 Rev PL1, A-0.2.1 Rev PL1, A-0.2.2 Rev PL1, A-0.2.3 Rev PL1, A-0.3.1 Rev PL1, A-1.1.0 Rev PL1, A-1.1.1 Rev PL2, A-1.1.2 Rev PL2, A-1.1.3 Rev PL1, A-1.1.4 Rev PL1, A-1.1.5 Rev PL1, A-1.2.1 Rev PL1, A-1.2.2 Rev PL2, A-1.2.3 Rev PL2, A-1.3.1 Rev PL2, Location Plan, Design & Access Statement prepared by Bradley Van Der Straeten dated October 2022, and Arboricultural Impact Assessment (17/01/2023)

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, and Policies DC2, DC3, and DC4 of the Dartmouth Park Neighbourhood Plan.

- 4 Prior to commencement of development, full details in respect of the living 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
- iii. full details of planting species and density

The living roofs 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 CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017, and Policy ES3 of the Dartmouth Park Neighbourhood Plan.

- 5 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with approved tree protection plan and arboricultural method statement. The protection shall then remain in place for the duration of works on site, unless otherwise agreed in writing by the local authority.

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

Informative(s):

1 Reasons for granting permission.

The proposed development is considered to be acceptable in terms of size and design. The lower ground floor extension and upper ground floor terrace would match the existing wing and projecting balcony in size and height. All elements would be subordinate to the host building in bulk and would have appropriate materials with modern windows and sliding glass doors at the rear and matching timber sash windows and door along the side elevation. The design, scale, siting, and materials of the development would be in keeping with the character and appearance of the host property and wider conservation area, and as such the character and appearance of the conservation area would remain preserved.

Special regard has been attached to the desirability of preserving or enhancing 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.

The green roof is welcomed and will provide visual amenity and biodiversity. The details of design, species, and maintenance will be secured through condition. An Arboricultural Impact Assessment has been submitted and reviewed by the Tree Officer and found to be acceptable. A condition will be required for submission of tree protection measures prior to the commencement of construction/demolition works on site.

It is not considered there would be any significant detrimental impact to neighbouring residential amenity. The development would not extend beyond the existing rear extension at adjoining no.57 Dartmouth Park Road and would be of a similar height. The addition of windows along the side elevation would be screened from neighbouring no.61 Dartmouth Park Road by the existing boundary wall, thus not creating any additional amenity impacts. No new views would be afforded into any neighbouring habitable windows beyond what has been established by the existing upper ground floor terrace.

No objections were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in general accordance with policies A1, A2, A3, CC1, CC2, CC3, D1, and D2 of the Camden Local Plan 2017 and policies DC2, DC3, DC4, ES2, and ES3 of the Dartmouth Park Neighbourhood Plan 2020. The proposed development also accords with the Policies of the London Plan 2021 and National Planning Policy Framework 2019.

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.

- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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:

<https://www.gov.uk/appeal-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer