



Application ref.

2023/1765/P

Site Address

48 Coity Road London Camden NW5 4RY

Development Description

Erection of a roof extension involving: raising the party walls and chimneys; a front terrace behind the existing parapet; and a rear mansard with two dormer windows for the use of the loft as an ancillary habitable space.

Planning officer

Duty Determination Team

Advisory committee

West Kentish Town

Advisory committee

Please send your comments by:

2023-07-09T00:00:00.000

Please choose one

Comment

Do you have any comments or consider that the proposal is harmful to or does not preserve the character and appearance of the conservation area?

West Kentish Town CAAC supports the proposal for roof extensions to the Coity Road terraced houses; we think that it will enhance the character and appearance of the area and is in accordance with the principles set out in the West Kentish Town CA Statement. Furthermore we think that these changes are necessary to provide flexible housing for local people/families and to increase resilience and well-being of our community in the face of increasing economic challenges and climate change. The CAAC has the following comments about the proposed design, following our detailed assessment of the drawings. These suggested amendments should be able to be incorporated without difficulty: **ROOF DESIGN** The thickness of the new roof build-up will be greater than shown, in order to meet Building Regulations requirements for insulation and structure. A slope is required to the roof, which should be shown on the drawings. This should slope to the rear, reducing the amount of roof drainage required from the front. We would like the details of the drainage from the roof terrace to be clarified; this could run internally at first floor level and connect with the drainage from the front porches. The depth of the new roof terrace should be at least 1.5m. Details of the raised party walls at the front should be shown, including details of the parapet (Portland stone seems unnecessary; white pre-cast concrete would be sufficient). Chimney pots should be stated as terracotta to match existing. **FRONT ELEVATION** The front elevation should be clad with zinc, like the rear. Zinc is a traditional material entirely suitable for this use at roof level. There is no need for a step in the front elevation at the 2nd floor level (it can run straight through). We think that the large sliding doors should be centred on the windows of the existing elevation. It is not clear what type of window is proposed to the staircase; can

this please be clarified. What material is the coping to the front parapet? Where the existing walls have parapets these are concrete. It is not clear what levels shown on the drawings relate to. Please can the datum be clarified and the overall roof height given. REAR ELEVATION We are not convinced by the new elevation at 2nd floor level for the following reasons: - The dormers should be reduced in size, to respect the traditional hierarchy of proportion; the sash windows should be smaller with a simpler design. - As shown the new windows overlap the brick parapet to an extent which will be awkward to maintain; this should be reduced or avoided. - The gutter behind the brick parapet needs to be wider so that it can be properly built and maintained.

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No

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