

Dear Mr Dixon,

Thank you for your pre-application enquiry.

I have provided below some details relating to the type of application required and the changes that would be recommended and spoken with a conservation officer to clarify my comments. I have also answered the specific questions that you detailed in the initial enquiry and our subsequent phone call.

The proposal is for the construction of a hip-to-gable roof extension, the erection of rear dormer, and the installation of front rooflights. This would require an application for full planning permission, with a fee of £206. As part of this application, Certificate B should be filled out as the property is not in use as a single dwelling house (assuming that the applicant does not own all the properties within the site boundary, including the other flats within the house). The application would require the following information:

- Application form (complete and correctly filled out with Certificate B)
- Appropriate fee payment - £206
- Existing and proposed plans (floors and roof), sections, and elevations at 1:50 scale
- Site location plan at 1:1250 scale
- Design & Access Statement

Please find below the answers to the queries that were raised as part of your application.

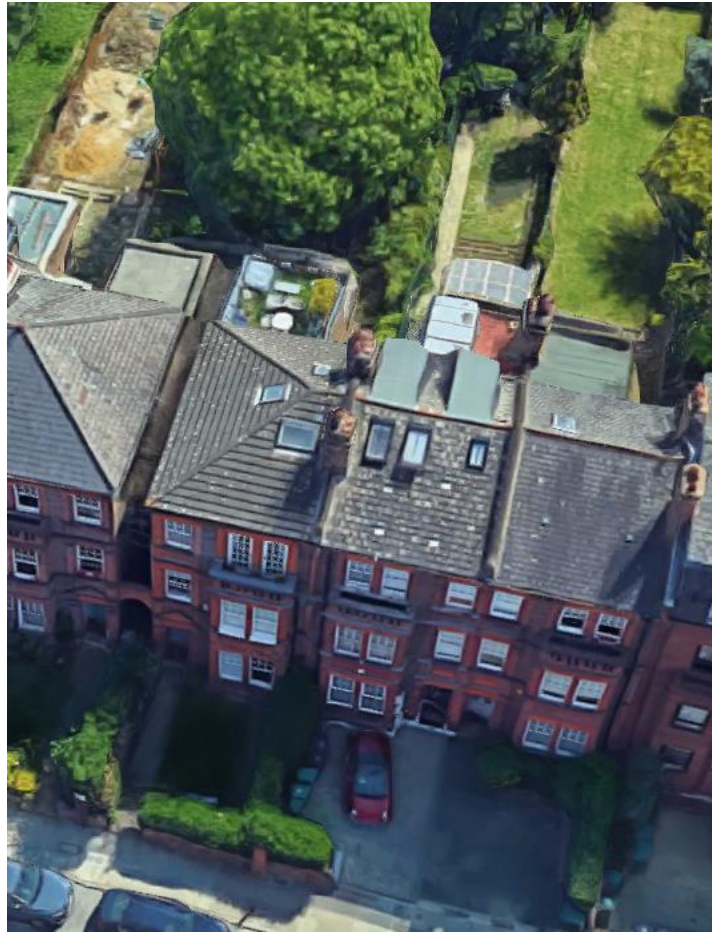
Likelihood of approval of proposed changes

The hip-to-gable roof extension could be acceptable in regard to the Council policies for design (D1) and heritage (D2) given that there are other end-of-terrace hip-to-gable roof extensions on this side of Goldhurst Terrace.

Additionally, there are other roof forms in the buildings on this side of Goldhurst Terrace (e.g. nos. 83 and 85) which mean that the proposal would not necessarily be harming a uniform and characteristic roof line.

Para 13.35 of the South Hampstead Conservation Area Appraisal suggests that there are gable ended roofs in the Conservation Area.

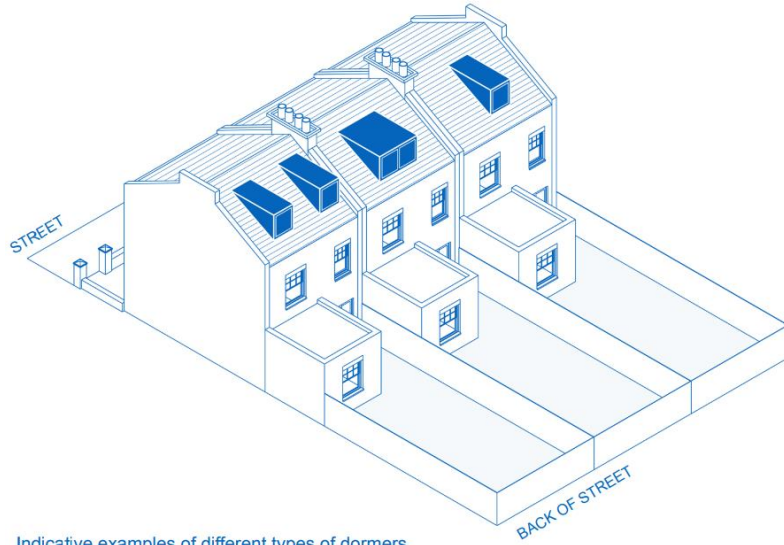
The roof light on the existing street elevation looks too big when compared with what is on Google:



In any event the proposed roof lights on the front roof slope are excessive, uncharacteristic of the terrace and inappropriate on the building in the Conservation Area. These should therefore be reduced in size.

They should also be of a conservation design and materials.

The rear dormer effectively forms a rear roof extension that will need to be reduced in scale by a significant degree in order to be acceptable. The glazing as currently proposed would not match the hierarchy of windows in the rear elevation as it is larger than those below, and the size of the rear roof extension itself would not be subservient to the host property. You may want to consider splitting the rear dormer into two separate dormers similar to the neighbouring property, but the same points apply regarding the glazing and the scale of the roof extension. Please see below a diagram showing examples of appropriate rear dormers in a conservation area, taken from the [‘Home Improvements’ Camden Planning Guidance](#). The easiest way of reducing the scale of the rear dormer/roof extension would likely be to amend the design to a smaller width. The design of the glazing should also match the existing windows in the rear elevation, so my strong recommendation would be to propose timber sash windows that are smaller in scale than the windows below in the rear elevation. The materials of the dormer should also, as far as possible, match the materials of the property so as not to harm the character of the building and surrounding area.



Indicative examples of different types of dormers for properties in Conservation Areas.

Guidance on minimum roof height

The roof extension would need to have a minimum floor to ceiling height of 2m – as detailed in 2.2.1 of the [‘Home Improvements’](#) CPG. If the floor level is required to be altered as discussed in our phone call, then this would need to comply with Building Regulations.

Please let me know if you have any further questions.

Kind regards,