

# Interpolitan

PLANNING CONSULTANTS

## Planning Statement

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Planning Permission for  
Front & Rear Dormers

7 STRATFORD VILLAS  
LONDON NW1 9SJ

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**31 January 2024**



**RTPI**

mediation of space · making of place

## **1. Introduction**

1.1. This planning statement has been prepared on behalf of the Applicant. It is written in support of a retrospective application for the replacement of front and rear dormers at 7 Stratford Villas, London NW1 9SJ. The application has the following description of development:

*Enlargement of the existing front and rear dormers and replacement roof light (conservation style).*

1.2. This statement should be considered alongside the completed application form, Design & Access Statement, and accompanying existing and proposed plans.

1.3. This statement provides a description of the development and an assessment of the proposal in relation to planning policy and other material considerations and is set out under the following sections:

Section 2 – describes the site and its context within the surrounding area

Section 3 – describes the works

Section 4 – sets out the relevant planning history

Section 5 – sets out the relevant planning policy

Section 6 – sets out the main planning considerations

Section 7 – draws our conclusions

## **2. Application Site & Context**

2.1. The application site is comprised of a semi-detached three storey 19th Century Villa situated within the Camden Square Conservation Area. The front elevation of the house faces onto Stratford Villas, while the side elevation faces onto Rochester Square, forming the southerly end of the terrace. A double garage belonging to the property exists on its north-west boundary, against the old nursery site at the centre of Rochester Square.

2.2. The site falls within an area indicated as making a positive contribution in the CAA audit of heritage assets map, while Stratford Villas and Rochester Square streets are indicated as having neutral impact. The upper ground, first, and second floors are in use as a single dwelling.

## **3. Description of Works (retrospective)**

3.1. The application site has been occupied as a single dwelling since March 2023. This application seeks retrospective approval of the recently completed works to enlarge the front and rear dormers including the installation of a roof light in the side roof

slope (facing Rochester Square). There is no increase in gross internal floor area resulting. There are no Article 4 Directions related to the application site.

- 3.2. The upper three floors of the property have been amalgamated into a single dwellinghouse (Class C3) comprising a large, 3-bedroom, 5-person family house and now occupied. *NB – There is a separate Certificate of Lawfulness – Existing Use application pending.*

#### **4. Planning History**

- 4.1. The most recent planning history is for 7 Stratford Villas listed below.

2022/0172/P – Full Planning Permission application for *“Erection of single storey rear extension at lower ground floor; installation of replacement sash windows throughout, new lower ground floor side windows and entrance door and new side boundary gate; demolition of existing double garage and erection of single storey outbuilding in garden.”* Permission granted 27 July 2022. Works completed.

2022/0171/P – Full Planning Permission application for *“Amalgamation of five existing bedsit flats on raised ground, first and second floors into one three-bed family dwelling. Enlargement of existing dormer windows to front and rear roof slopes. Removal of existing aluminium framed glazing and replacement with timber-framed, double glazed sash windows throughout.”* Application withdrawn 05 December 2023.

#### **5. Development Plan Policy**

- 5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

*“If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”*

- 5.2. The development plan, in this case, comprises the London Plan (2021) and Camden Local Plan (2017). Further guidance is provided at the local level by the adopted Supplementary Planning Documents (SPDs), which includes the Home Improvements and Design SPDs (2021).

- 5.3. The following is a list (not exhaustive) of the planning policies considered to be particularly applicable to the proposed development:

London Plan 2021 (LP)

LP Policy D1 - London's form, character and capacity for growth

LP Policy D4 – Delivering good design

Camden Local Plan 2017 (CLP)

Policy A1 – Managing the impact of development

Policy D1 – Design

Policy D2 – Heritage

## **6. Main Considerations**

- 6.1. The application seeks retrospective approval for a front and rear dormer to an existing building in residential use. The new dormers replace those existing and remain in a similar position in the roof slopes. As such, there are no in principle objections nor issues arising in regard to land use at the application site.
- 6.2. Both the dormers are larger than those replaced. The position in the roof slope ensure that they are sufficiently setback from their respective eave lines, appearing as visually recessive elements in the overall composition. The zinc used to clad the dormers is traditional in appearance and a considerable improvement over the fibre cement slates used previously. The timber framed sash windows replacing the earlier aluminium framed windows are considered sympathetic to the host building and appropriate given the immediate surroundings and historic context.
- 6.3. The slightly changed position of the new conservation-style roof light in the side roof slope is considered acceptable and does not raise any concerns in regard to its visual impact.
- 6.4. The design and appearance of the new dormers, when considered together with the refurbishment works including the replacement windows, are considered to be of a sufficiently high quality and standard. Whilst there the larger dormers result in visual changes; the resulting appearance and use of traditional materials are considered to enhance the visual amenity of the area and this part of the Camden Square Conservation Area. As such, the effect of the new dormers is considered to enhance character and appearance of the immediate surroundings, resulting in no harm to the conservation area as an identified heritage asset.

## **7. Conclusions**

- 7.1. Given the design quality, external materials, and appearance, the rear and front dormers together with the conservation-style roof light in the side roof slope are considered to comply with local plan policies D1 ‘Design’ and D2 ‘Heritage’ as well as meet the objectives of London Plan policies D1 and D4. Based on these considerations and the presumption in favour of sustainable development (NPPF 2023), the

Applicant requests that LB Camden, as the Local Planning Authority, grant retrospective planning permission without delay.