

## Application ref.

2024/2410/P

## Site Address

Tasker Lodge Tasker Road London Camden NW3 2YB

## Development Description

Single storey side extension with rear dormer.

## Planning officer

Ben Greene

## Advisory committee

Parkhill;Parkhill

## Advisory committee

## Please send your comments by:

2024-07-24T00:00:00.000

## About your observations

When making your observations please consider the impact the proposals will have on the character and appearance of the conservation area. This will usually be related to physical changes but can include use of buildings. The character and appearance of the conservation area is set out in the conservation area statement it may be useful to refer to it to support your comments.

## Please choose one

Objection

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?

OBJECTION

Parkhill and Upper Park Conservation Area Appraisal & Management Strategy:  
Building that makes a positive contribution

COMMENTS:

1. Background: D&A statement correctly identifies Tasker Lodge as being former function room extension to no 36 UPR. In addition, the building has historical significance as having been the former "Little Theatre" and Club House of the HQ of the Free German League of Culture, (at 36 UPR), operational from 1939 -45 as cultural promotion of and social support to anti-Nazi German emigres during and immediately after 2nd World War.

2. General: CAAMS 5.2 Key Views "St Dominic's is outside the conservation area, but views towards the west end of the priory church along Tasker Road contribute to the character and appearance of the conservation area." Tasker Lodge is a prominent building on Tasker Road. Greenery of the garden at Tasker Lodge makes significant contribution to the streetscape along Tasker Road. Dormer extension would seem to be visible from Tasker Road; applicant should be asked to demonstrate otherwise.

3. Kitchen extension: 3a: No objection in principle BUT Garden wall along Tasker Road should be maintained at same height and retained visibly as separate construction. New building Tasker Road elevation should be set back at least the depth of the existing garden wall and should be in alternative material so that it is clearly seen as separate construction from both the main rendered building and the garden wall - suggest glazed clerestory or timber as proposed elsewhere. No flashings should be visible along garden wall to Tasker Road - construction detail required. 3b: large rooflight to kitchen extension: Normally such rooflights would be resisted due to light pollution BUT in this case the rooflight would be acceptable as it would not have a significant effect on any properties other than Tasker Lodge itself. 3c: Application form refers to sedum roof - details should be submitted. 3d: There is no site plan other than small scale location plan. Applicant should be asked to submit site plan showing existing and proposed garden in relation to existing outbuilding (garage?) shown on location plan - Is this to be retained?

4. Loft extension and rear dormer: 4a: Inadequate drawn information to assess impact of dormer on no 36 Upper Park Road. There seems to be a conflict between the rear wall of no 36 and the proposed dormer and its window. Applicant should be asked to provide more accurate plan, sections and elevations in relation to no 36. 4b: Overlooking problem to garden of no 36, Camden Amenity Jan 2021 refers: Item :2.1 Policy A1 - Managing the impact of development and aims to ensure that the potential impact of development on the privacy and outlook of neighbouring properties and their occupiers. 4c: D&A statement states area of loft office to be 12m<sup>2</sup>. This is inaccurate as a large part of the footprint is not usable space due to raised bulkhead from room below and part of room with low ceiling in eaves and below roof hip (where chair shown on plan). Applicant should be asked to provide adequate sections to show different floor to ceiling heights within the loft office, taking account of required construction.

Strictly speaking this is a late submission but as you know, there were problems in accessing the documents caused by LB Camden.

Sarah Curl & Dean La Tourelle  
for BCAAC

Do you want to attach any files?

No