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**Date: 5/06/2024**  
**Our ref: 2024/1206/PRE**  
**Contact: Brendan Versluys**  
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**Email: [brendan.versluys@camden.gov.uk](mailto:brendan.versluys@camden.gov.uk)**

Sara Amlani Architects

Dear Sara,

**Re: 20 Swain's Lane, London, N6 6QS**

Thank you for submitting the above pre-planning application enquiry on 10/11/2023 for hip-to-gable roof extension, side dormer and rear dormer; convert the garage with a small first floor extension over; first floor rear roof alterations, demolish the existing conservatory and replace with a ground floor extension. The required fee of £498.70 was received on 04/04/2024.

### **Site constraints**

- Hydrological Constraints Layer
- Dartmouth Park Conservation Area
- Historically Flooded Streets
- Local Flood Risk Zone
- Dartmouth Park Neighbourhood Planning Forum
- Subterranean (groundwater) flow
- Surface water flow and flooding
- Slope stability
- Article 4 – Basements

### **Relevant policies and guidance**

[National Planning Policy Framework 2023](#)

[The London Plan 2021](#)

[Camden Local Plan 2017](#)

D1 Design  
D2 Heritage  
A1 Managing the impact of development  
A4 Noise and vibration

[Dartmouth Park Neighbourhood Plan 2020](#)

DC2 Heritage Assets

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

DC3 Requirement for good design  
DC4 Small residential extensions

## **Dartmouth Park Conservation Area Appraisal and Management Statement**

### **Camden Planning Guidance**

Amenity (2021)  
Design (2021)  
Home Improvements (2021)  
Transport (2021)

### **Site description**

The application site principally accommodates a four bed, two storey, detached brick house, located on the south side of the street. The roof is hipped and retains its original chimney stacks.

The house sits to the east of Hampstead Heath, within the Dartmouth Park Conservation Area. The building is not listed as either a positive or negative contributing building in the Dartmouth Park Conservation Area Appraisal and Management Statement.

### **Relevant Planning History**

N/A

### **Proposal**

The proposal consists of three separate elements, including:

- Converting and extending the loft through a hip-to-gable roof extension, side dormer and rear dormer;
- Converting the garage to habitable space with a small first floor extension over;
- Demolish the existing conservatory and replace with a ground floor rear extension

### **Assessment**

The planning considerations material to the determination of this application are as follows:

- Heritage and design
- Amenity

### **Heritage and design**

The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within Policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to

natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.

### Dartmouth Park Conservation Area

The character and appearance of the conservation area comes from it being an area which exhibits good quality examples of housing from the Georgian era to the present.

The building makes a neutral contribution to the area, being either a positive or negative contributor. It is an early twentieth century house which sits within a mixed group of houses. Despite the existing unsympathetic ground floor garage extension, the majority of the façade is unaltered and cohesive in appearance.

### Alterations

#### *Roof alterations:*

No concern is raised with the proposal to change the hipped roof form on the west side as the building does not sit within a uniform ground, the bulk and mass of 18 Swain's Lane would largely conceal the change.

Similarly, no concern is raised regarding the proposed rear dormer and hipped extension over the rear wing. Both are subservient to the roof form.

However, the side dormer is bulky and incongruous and significantly changes the roof form. It would be readily visible from Swains Lane and Hillway.

Given the immediate context a much smaller dormer, set back from the eaves and subservient in scale to the main roof might be acceptable. Please refer to page 48 of Camden's Home Improvements CPG which outlines the design standards for dormers. The application should be revised to meet with the planning guidelines prior to submission of a full application.

#### *Front alterations*

No concerns is raised to the alterations to the front garage, including the introduction of a lean to roof, which would reduce its harmful impact on the building. However, the proposed first floor extension is incongruous and dominant on the front elevation. There is already a bay window on the front of the building which is well proportioned and in scale with the façade of the building. The proposed front extension would overpower this and create a disjointed façade.

#### *Rear extensions*

These are not of concern as they replace later alterations and would still read as subservient to the main building.

## **Amenity**

The proposal does not introduce any amenity concerns for occupiers of adjacent buildings.

Overall, amenity effects associated with the proposed works are considered acceptable.

## **Conclusion**

Due to the side dormer and front first floor extension the building would appear disjointed and have a harmful appearance on the character and appearance of the conservation area, where good quality examples of domestic dwelling predominate. A smaller sized dormer may be considered more appropriate. The first-floor front extension should be removed from the scheme.

The principle and overall design of the other proposed alterations are generally considered acceptable.

Any project arising will be assessed according to policies D1 and D2 of Camden's Local Plan of 2017, DC2, DC3, DC4 of the Darmouth Park Neighbourhood Plan, and section 16 of the NPPF 2023. This, among other things, requires Camden to take account of the desirability of sustaining and enhancing the significance of heritage assets; and to weigh harm caused to such assets by development against public benefits accruing therefrom, including securing the asset's optimum viable use.

The proposed works are considered acceptable in terms of amenity effects.

**This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.**

If you have any queries about the above letter or the attached document please do not hesitate to contact Brendan Versluys on **020 7974 3202**.

Thank you for using Camden's pre-application advice service.

Yours sincerely,

**Brendan Versluys**

**Senior Planning Officer  
Planning Solutions Team**