

Tasker Lodge

Tasker Road

London NW3 2YB

Planning Application 2024/2410/P

**Response to CAAC concerns and questions
raised in its Response of 10/07/2024**

NB. How to read this document:

**CAAC Response is highlighted in black with applicant's comments and
additional information in red**

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.

- **Correct**

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.

- **Intention is to retain/replace existing greenery**

Dormer extension would seem to be visible from Tasker Road; applicant should be asked to demonstrate otherwise.

- **Assertion in the Design and Access Statement should perhaps have been ‘barely visible from the street’. See picture below for approximate size and impact.**



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.

- Understood, but the intention is to build up existing wall in matching brick (reclaimed London Stock) to conceal kitchen extension from Tasker Road altogether. Proposed height is equivalent to existing wall plus existing trellising, all of which is concealed by existing greenery which will be re-established (see picture below illustrating existing wall height in yellow and proposed addition in red).



New building Tasker Road elevation should be set back at least the depth of the existing garden wall....

- Q. Does this mean simply within the existing wall (but could be flush up against that wall)? Or, does it mean a gap of at least the existing wall's width before the outside of the extension's wall? Either would require the extension to either move over slightly or, in order to retain the desired proportion of half the side elevation, be narrower. Neither ideal, hence the plan to build it off a heightened extension to the existing wall. This having been said, achieving this while concealing any flashings along the Tasker Road exterior of that wall would be something I would have to explore with my builder.

...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.

- As specified in the Design and Access statement the extension “will be clad in charred (blackened) timber to create a contemporary and complementing contrast to the renovated stucco”, so in agreement I believe?

No flashings should be visible along garden wall to Tasker Road – construction detail required.

- Please see question above

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.

- Thank you

3c: Application form refers to sedum roof – details should be submitted.

- Reference is to the kitchen extension roof and is in error. Apologies. The area surrounding the rooflight will simply be in EPDM rubber, GRP, or equivalent.

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?

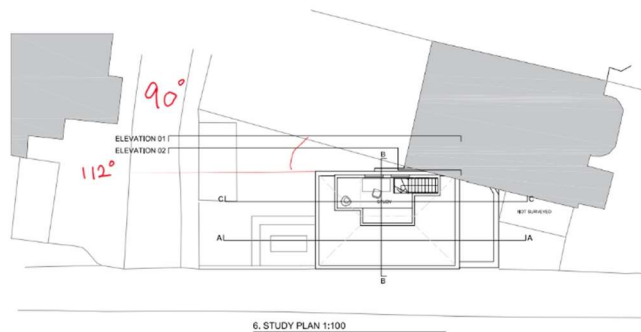
- Please see revised plans providing outlines of both 36 Upper Park Road (partially adjoining Tasker Lodge to the south) and 6 Tasker Road immediately to the East.
- Outbuilding shown in Location Plan is simply a garden shed (see picture below).



4. Loft extension and rear dormer:

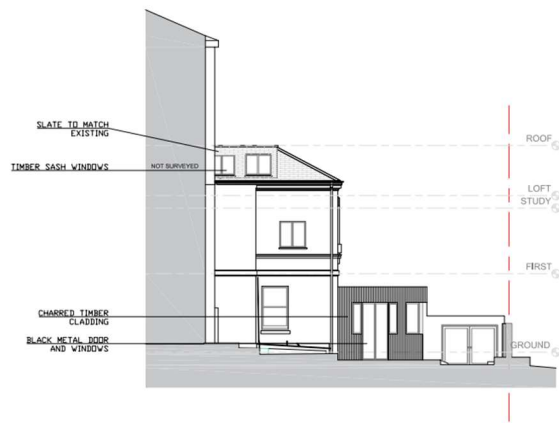
4a: Inadequate drawn information to assess impact of dormer on no 36 Upper Park Road. There seems to be a conflict between the rear wall of no 36 and the proposed dormer and its window. Applicant should be asked to provide more accurate plan, sections and elevations in relation to no 36.

- Please see revised PROPOSED plans/elevations attached. Tasker Lodge sits at an angle of 112° to the partially adjoining 36 Upper Park Road (and to the north), so the dormer and its windows look somewhat away from the neighbouring building(s) and as such pose little threat to either privacy or light.

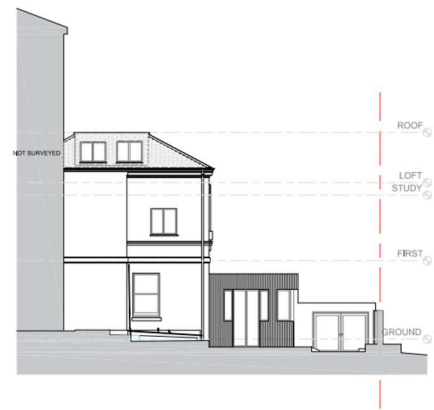


4b: Overlooking problem to garden of no 36, Camden Amenity Jan 2021 refers: Item :2.1 Policy A1 – Managing the impact of development and aims to ensure that the potential impact of development on the privacy and outlook of neighbouring properties and their occupiers.

- Proposed South Elevations 01 and 02 (01 based on the true elevation that cuts through No. 36 Upper Park Road and 02 a kink elevation to show full dormer) hopefully illustrate the precedent of existing windows at both ground and first floor level, both with potential to overlook neighbouring gardens (see diagram below).
- Furthermore, the proposed dormer windows are, out of necessity (in order to clear the parapet wall) set pretty high (1350mm bottom, 2200mm top), so are designed more for ventilation and to allow in natural light rather than for the views.
- Accordingly it is not felt that the proposed dormer represents any greater threat to privacy in the adjoining garden(s) than any existing windows on either Tasker Lodge's rear elevation or the many other neighbouring dwellings on Upper Park Road.



3.SOUTH ELEVATION 01 1:100
(REAR)



4.SOUTH ELEVATION 02 1:100
(REAR)

4c: D&A statement states area of loft office to be 12m². 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.

- Correct observation, thank you. New Section (CC) shows usable floor area (excluding stairwell and landing) with minimum 2m head height to be 3700mm x 1900mm, plus raised platform over ceiling bulkhead of approximately 3200mm x 1000mm (total c. 10 sq m)
- *Please Note: Original sections submitted had the first floor bedroom ceilings at an incorrect height (3950mm as opposed to their actual 3550mm), thereby misrepresenting the attic and bulkhead ceiling heights by -400mm. This is now corrected in the latest Sections drawings attached.*



9. SECTION BB 1:100



10. SECTION CC 1:100

GENERAL COMMENT: Elaborating on the Design and Access Statement previously submitted: The intention is to renovate and restore Tasker Lodge back to its former glory, restoring or retaining all of its original character while upgrading all its amenities to the latest standards and regulations.

Two additions to the original building are proposed:

Firstly, a small kitchen extension to the east side, concealed from view from both the street and neighbouring properties by the existing boundary wall and trellising.

Secondly, a small dormer extension to the loft to provide home office space (for today's hybrid working practices), while at the same time creating viable access to the remaining attic space to house essential services.

Care has been taken to ensure both the kitchen extension and the roof dormer are as discreet as possible.

Combined with the original Design and Access Statement along with the revised drawings attached (as listed in the appendix overleaf), I hope these comments and illustrations address your concerns.

I look forward to hearing back from you.

If in the meantime you have any further questions, comments or concerns please feel free to contact me on:

email:

m.

David Hughes
Tasker Lodge
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NW3 2YB

Appendix: Drawings attached (7 in total)

PROPOSED

ELEVATIONS (Attachment 1: Tasker Lodge Proposed Elevations RevB.PDF)

1. North Elevation (Front)
2. East Elevation (Side)
3. South Elevation 01 (Rear) and South Elevation 02 (Kinked)

PLANS (Attachment 2: Tasker Lodge Proposed Plans 01 RevB.PDF)

4. Ground Floor Plan
5. First Floor Plan

PLANS (Attachment 3: Tasker Lodge Proposed Plans 02 RevB.PDF)

6. Study Plan
7. Roof Plan

SECTIONS (Attachment 4: Tasker Lodge Proposed Sections RevB.PDF)

8. Section AA
9. Section BB
10. Section CC (NEW)

EXISTING

ELEVATIONS (Attachment 5: Tasker Lodge Existing Elevations RevB.PDF)

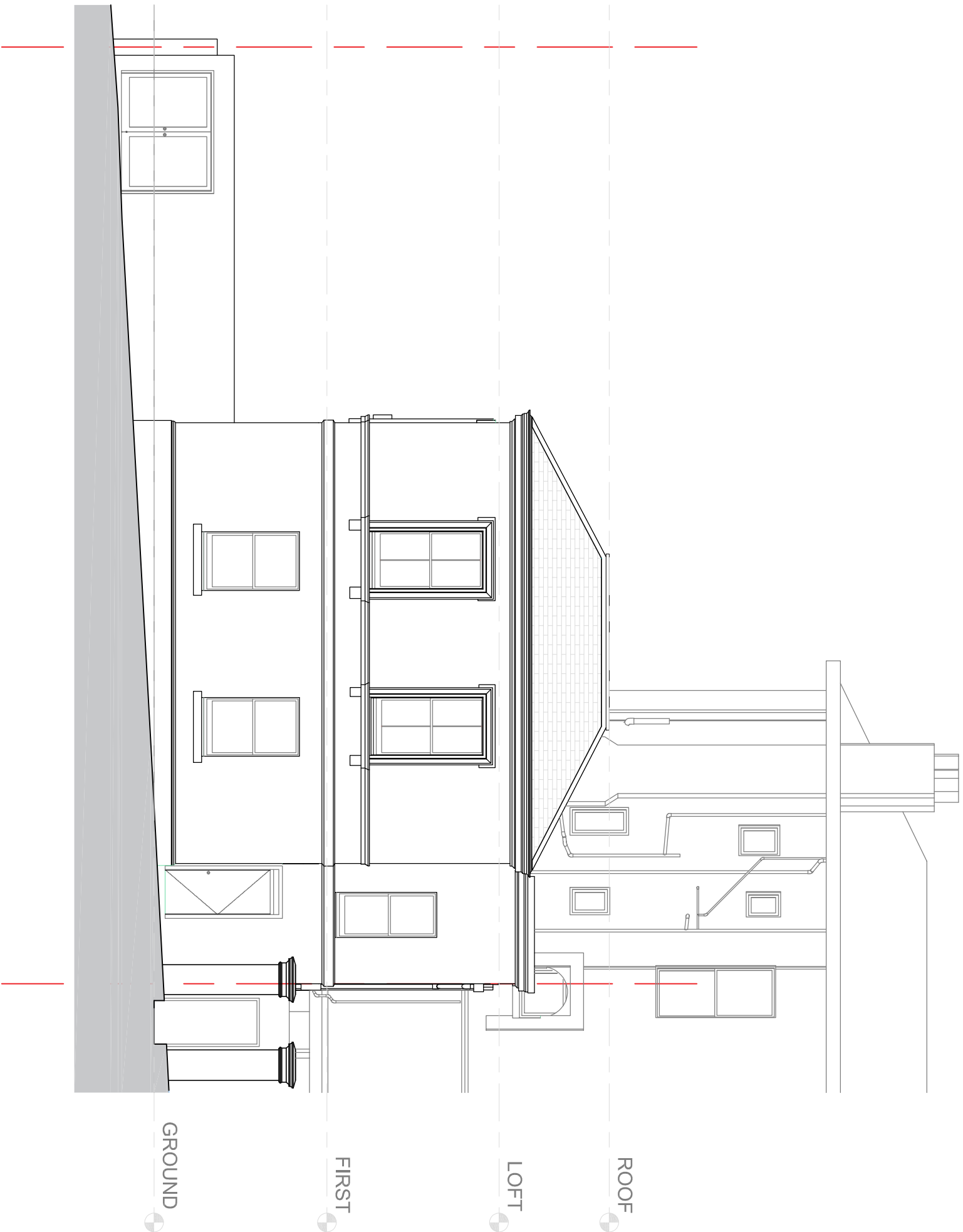
1. Front
2. Side
3. Rear

PLANS (Attachment 6: Tasker Lodge Existing Plans 01 RevB.PDF)

4. Ground Floor Plan
5. First Floor Plan

SECTIONS & ROOF PLAN (Attachment 7: Tasker Lodge Existing Plans 02 Sections RevB.PDF)

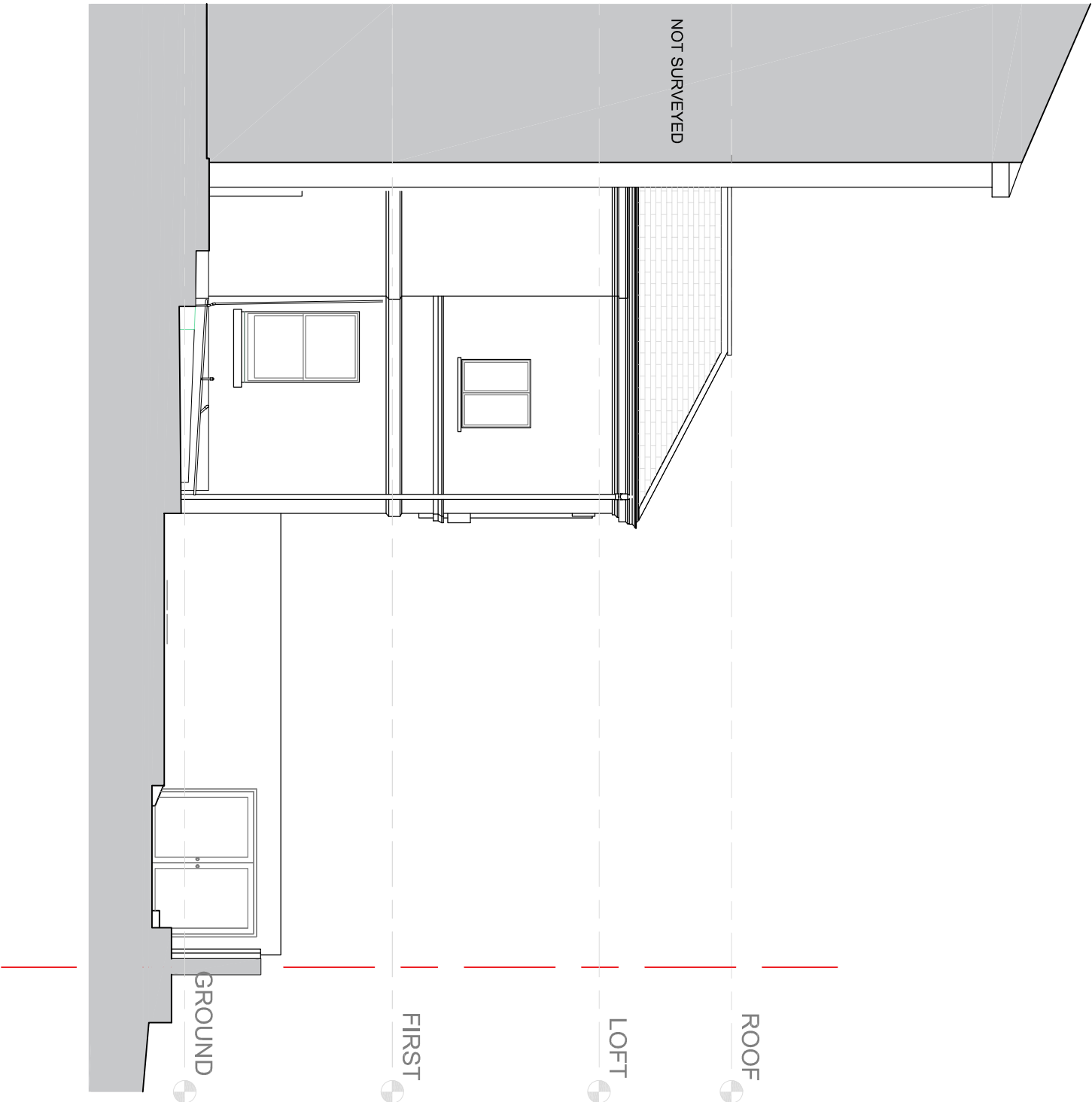
6. Roof Plan
7. Section AA
8. Section BB



1 NORTH ELEVATION 1:100
(FRONT)



2 EAST ELEVATION 1:100
(SIDE)



3 SOUTH ELEVATION 01 1:100
(REAR)

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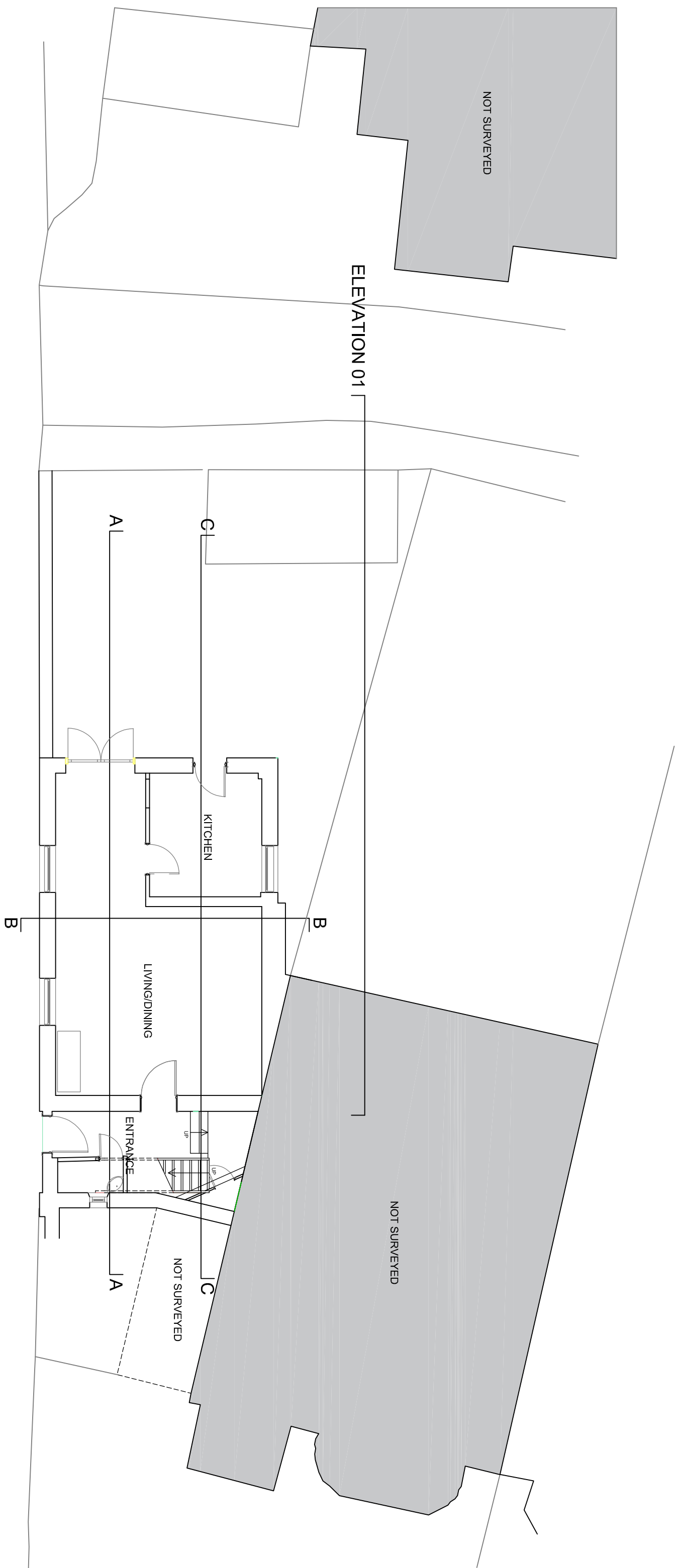
TASKER LODGE
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EXISTING
Elevations

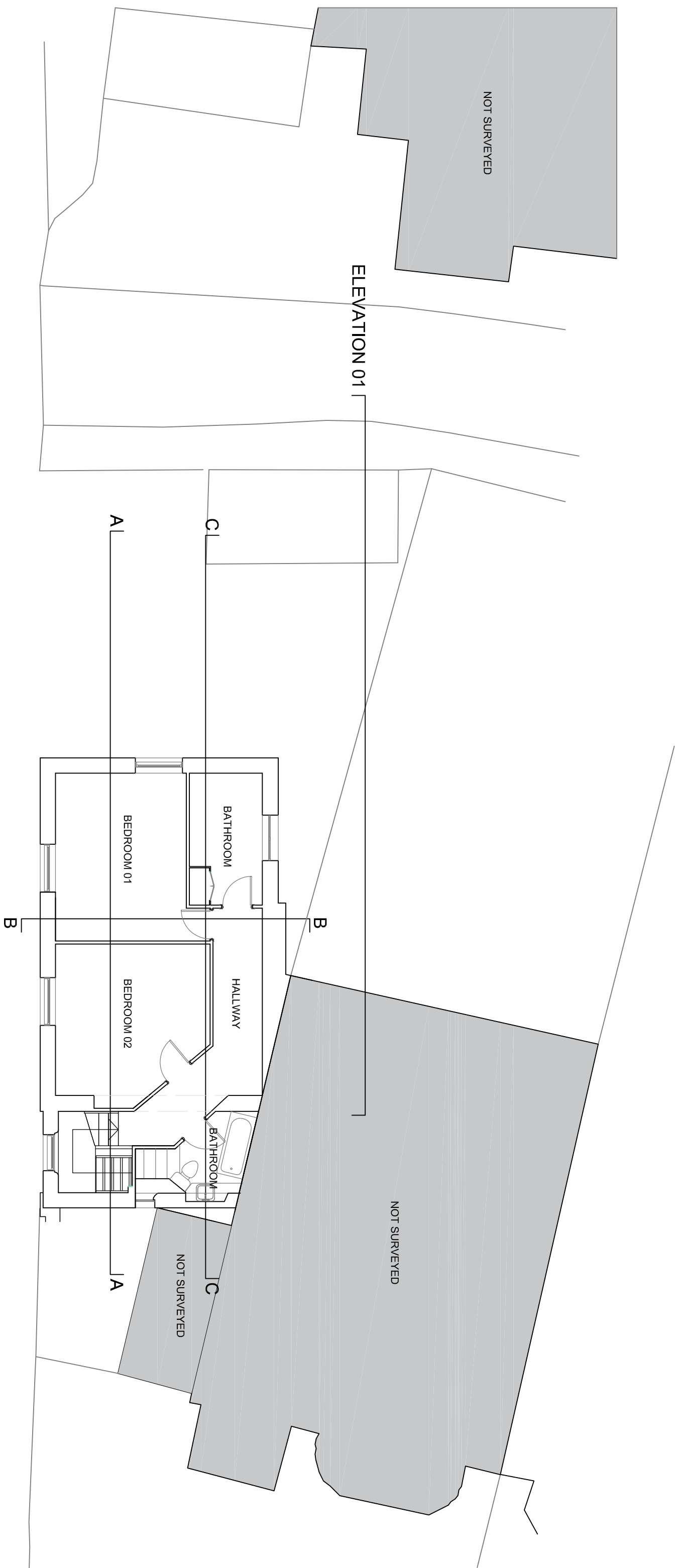
Rev B

1:100 @ A1





4.GROUND FLOOR PLAN 1:100



5.FIRST FLOOR PLAN 1:100

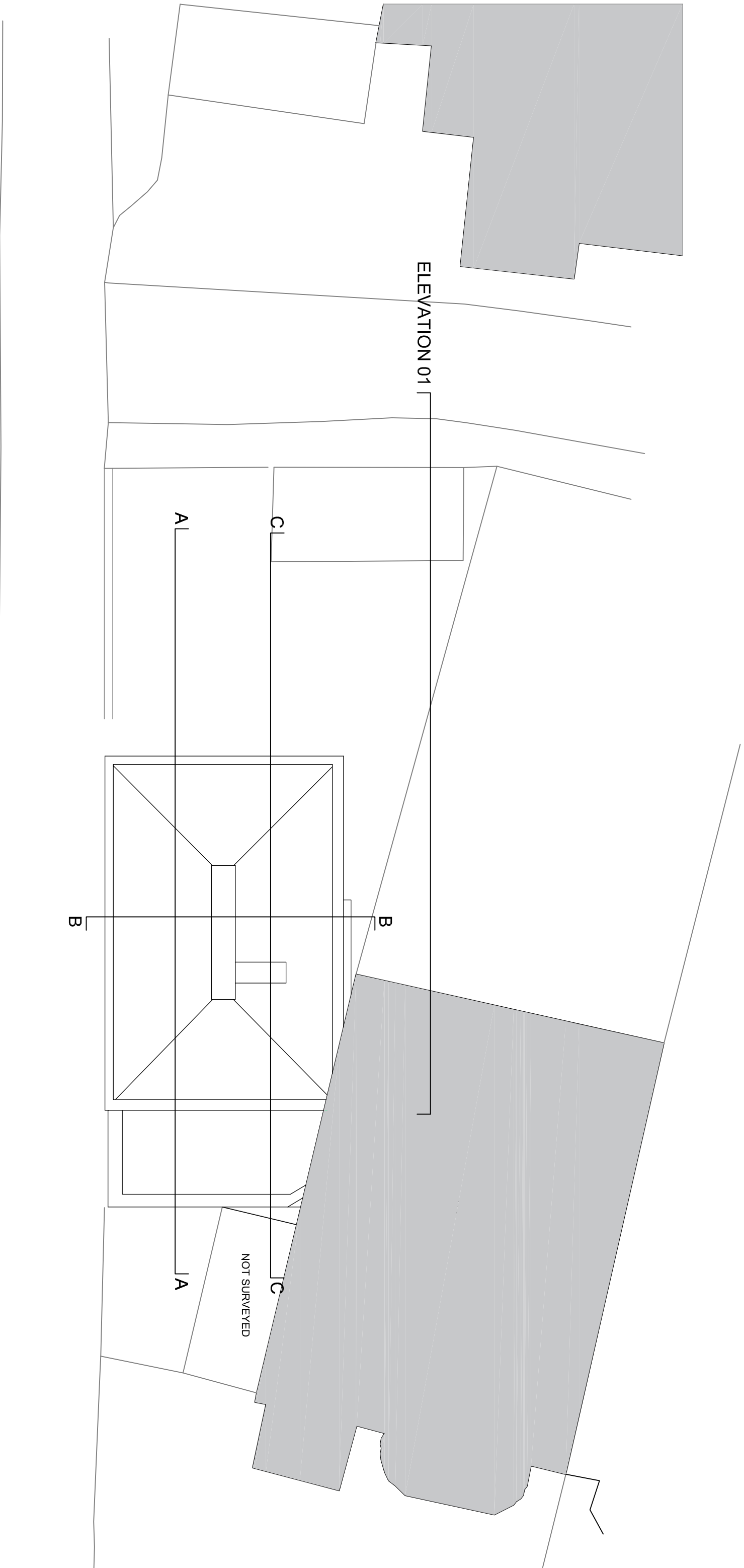
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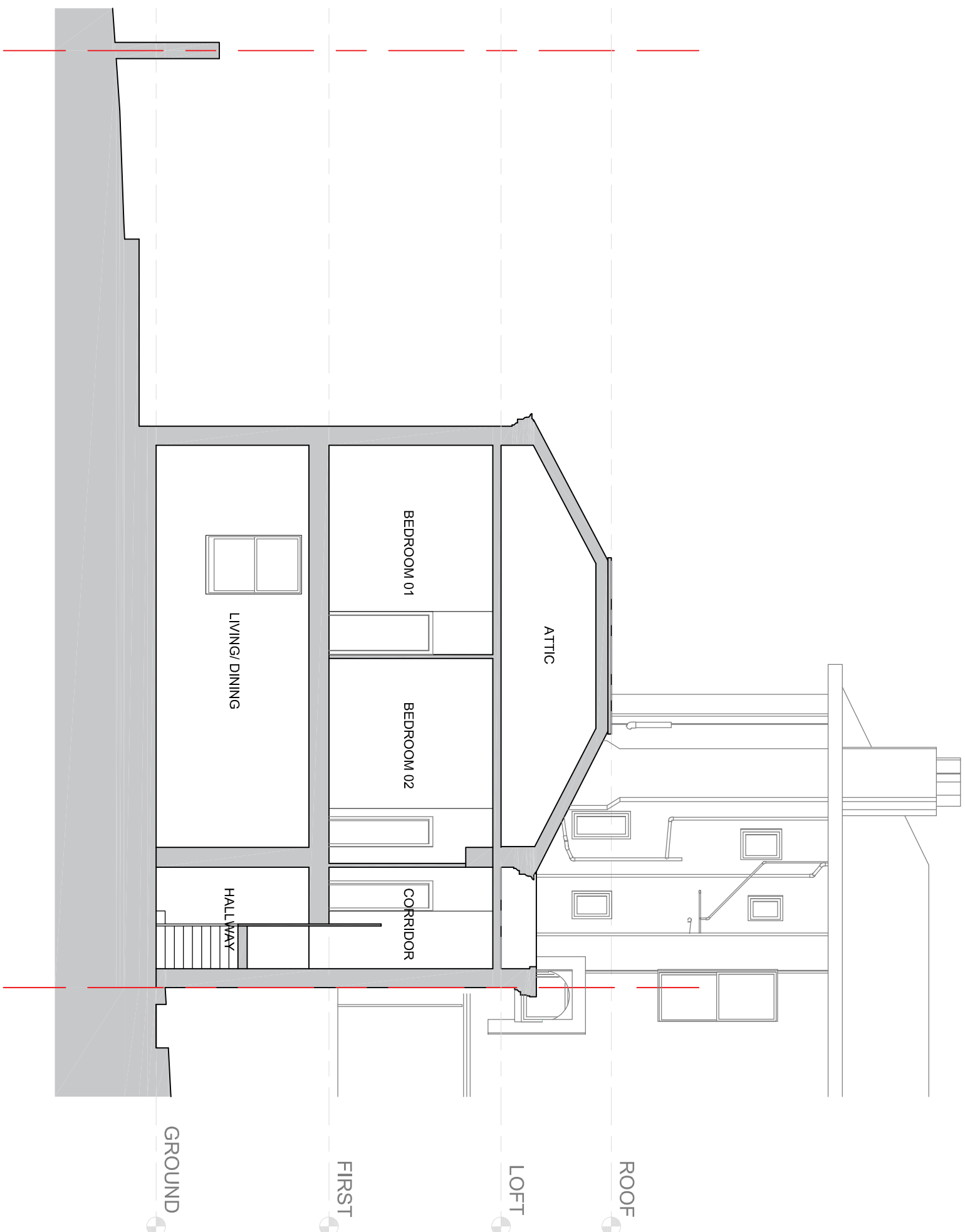
EXISTING
Plans - Ground & First Floor
Rev B

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6. ROOF 1:100



7. SECTION AA 1:100



8. SECTION BB 1:100

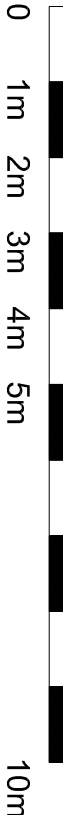
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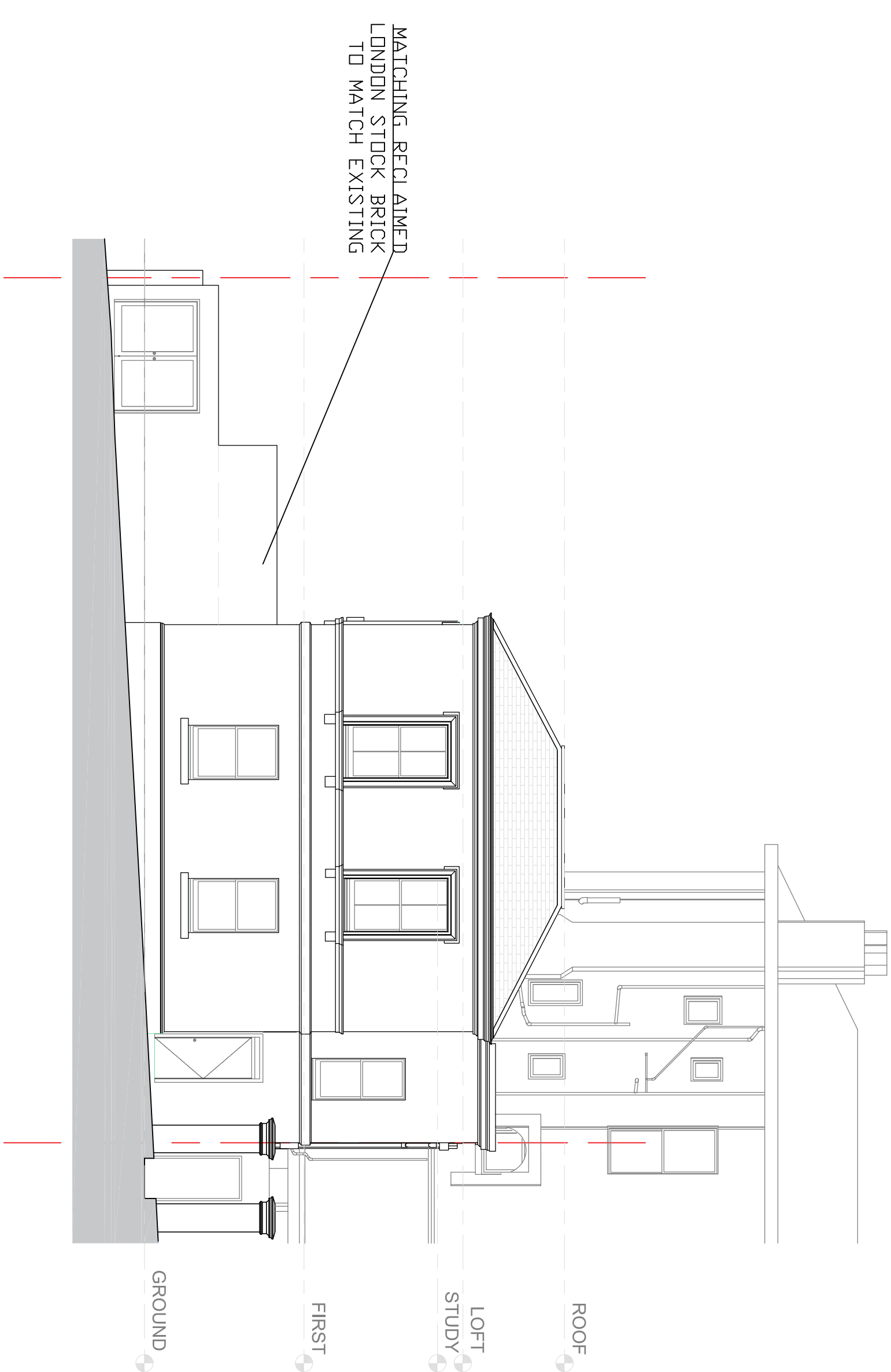
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EXISTING
Plans - Roof Plan and Sections

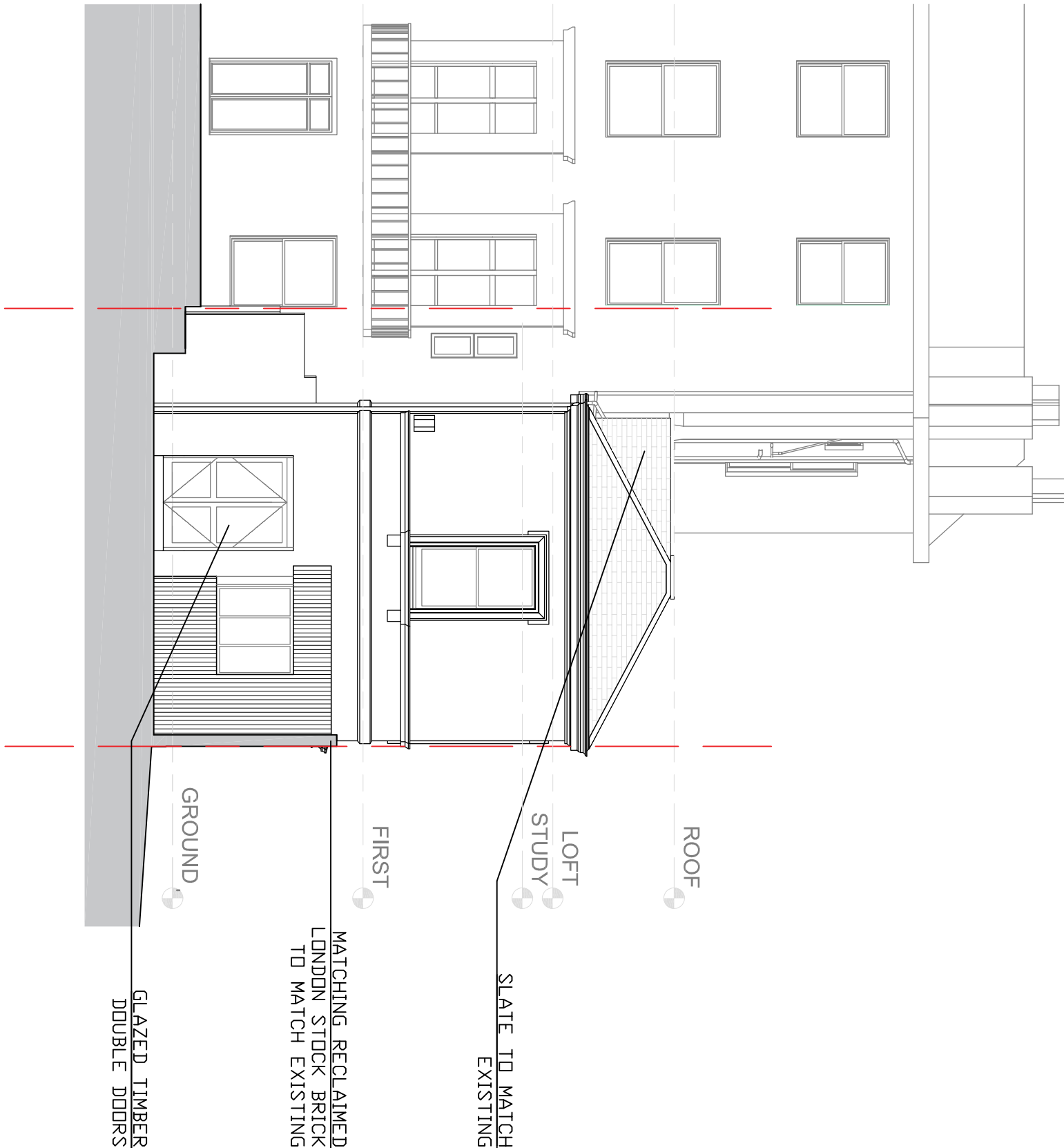
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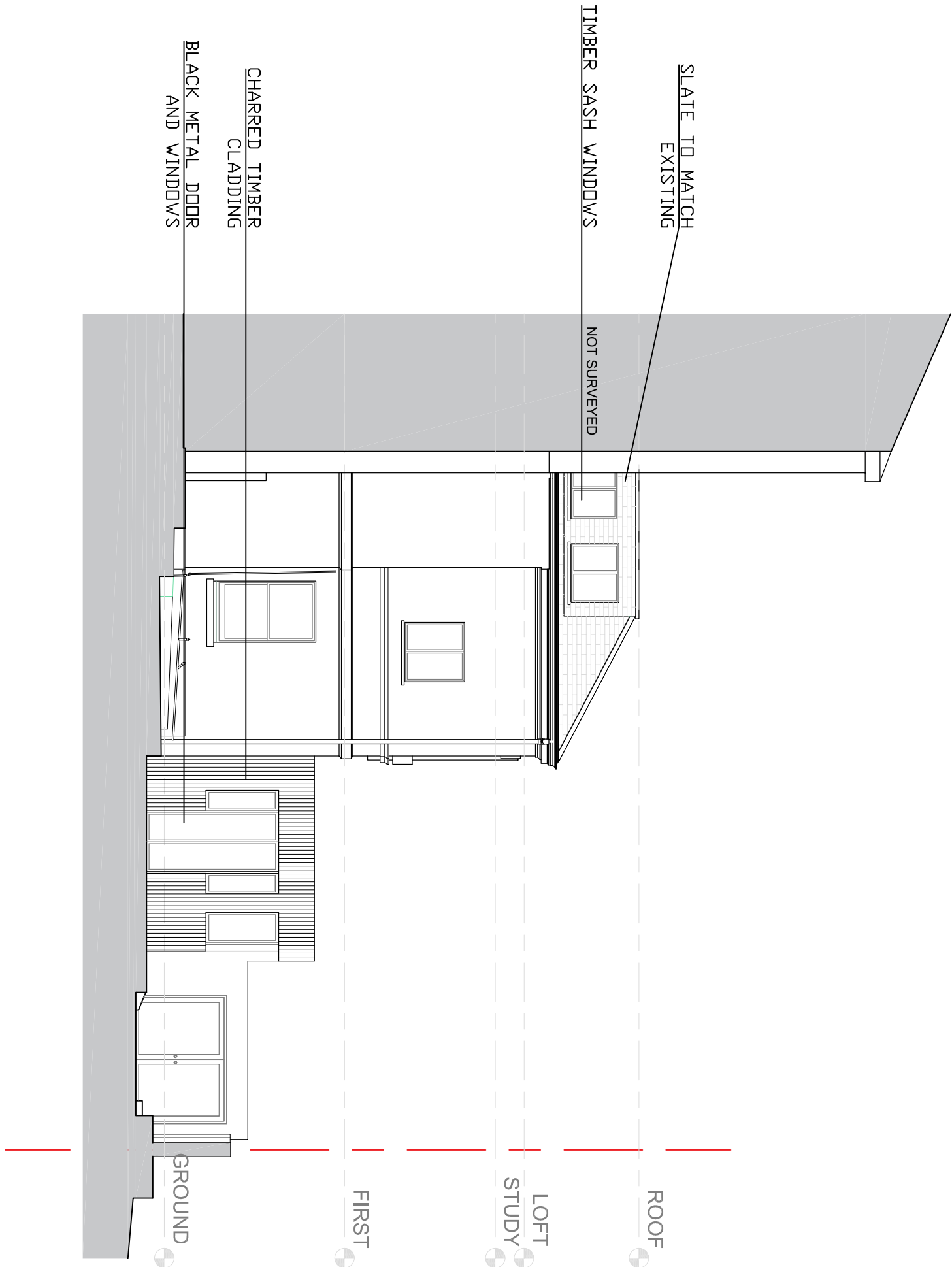




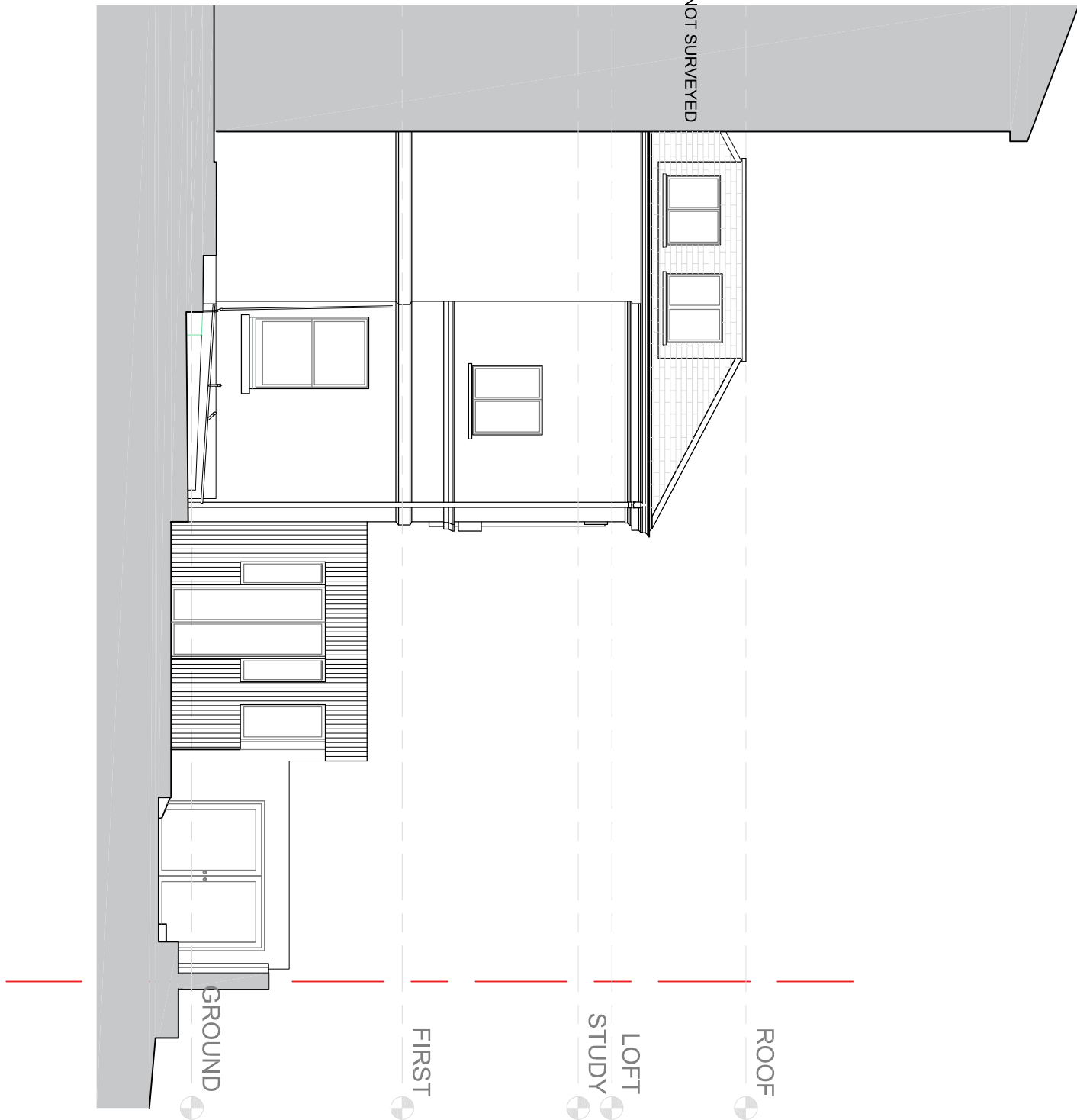
1 NORTH ELEVATION 1:100
(FRONT)



2 EAST ELEVATION 1:100
(SIDE)



3 SOUTH ELEVATION 01 1:100
(REAR)



4 SOUTH ELEVATION 02 1:100
(REAR)

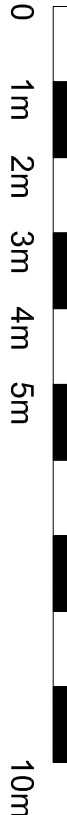
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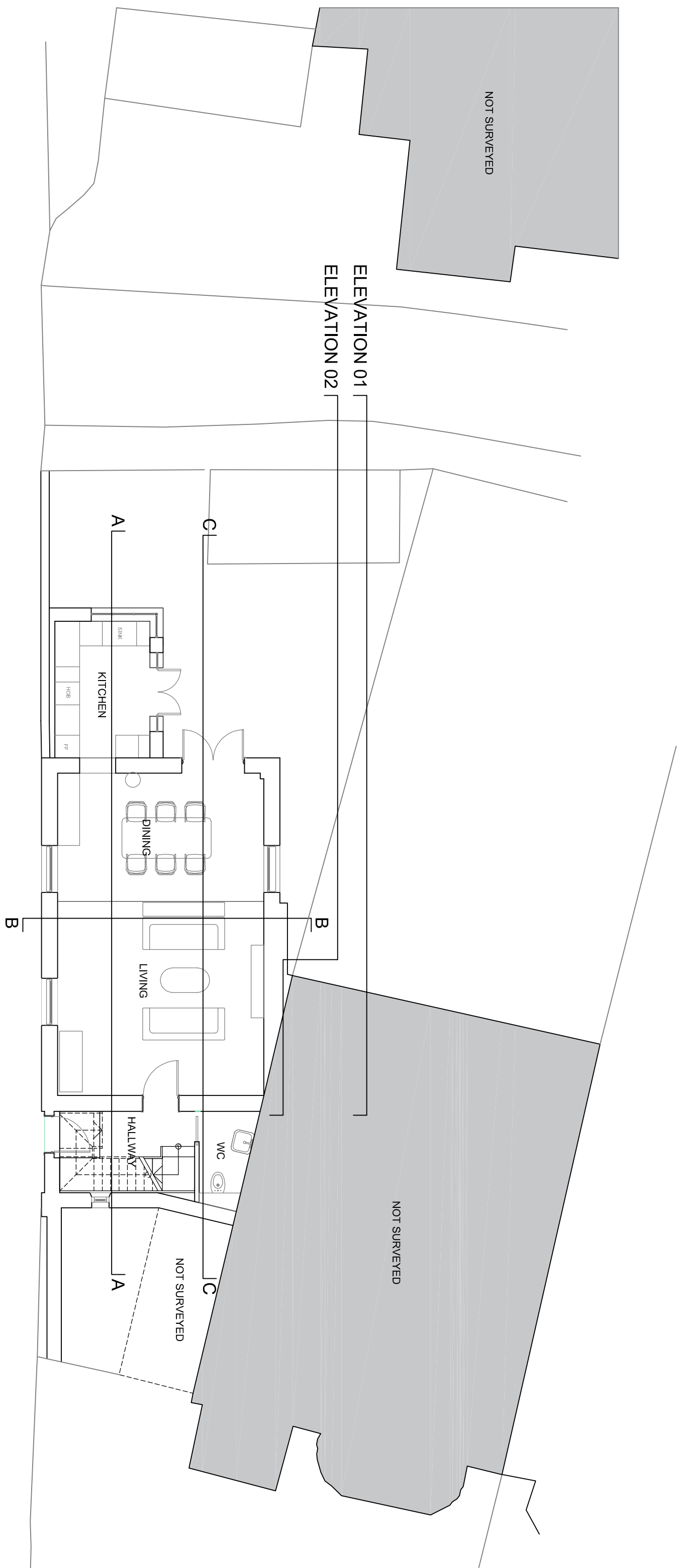
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PROPOSED
Elevations

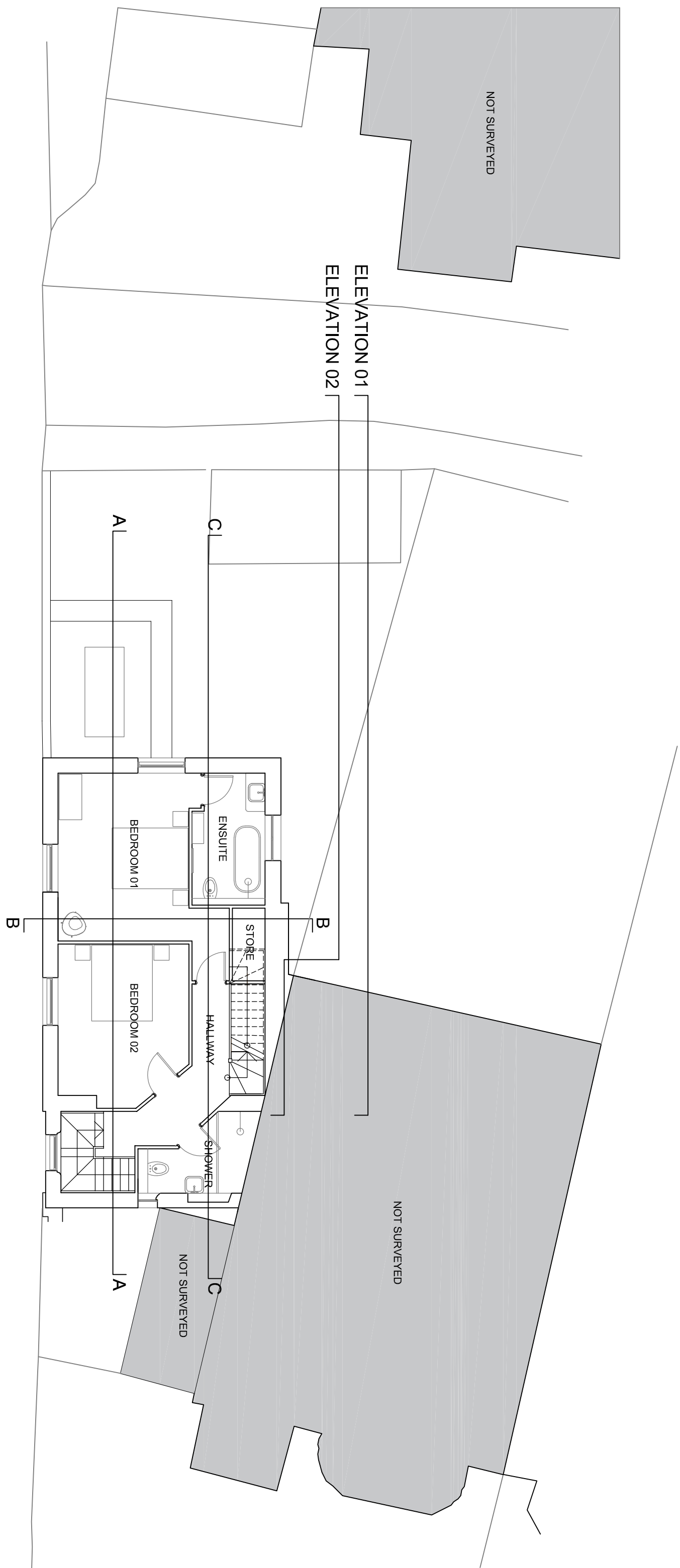
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4.GROUND FLOOR PLAN 1:100



5.FIRST FLOOR PLAN 1:100

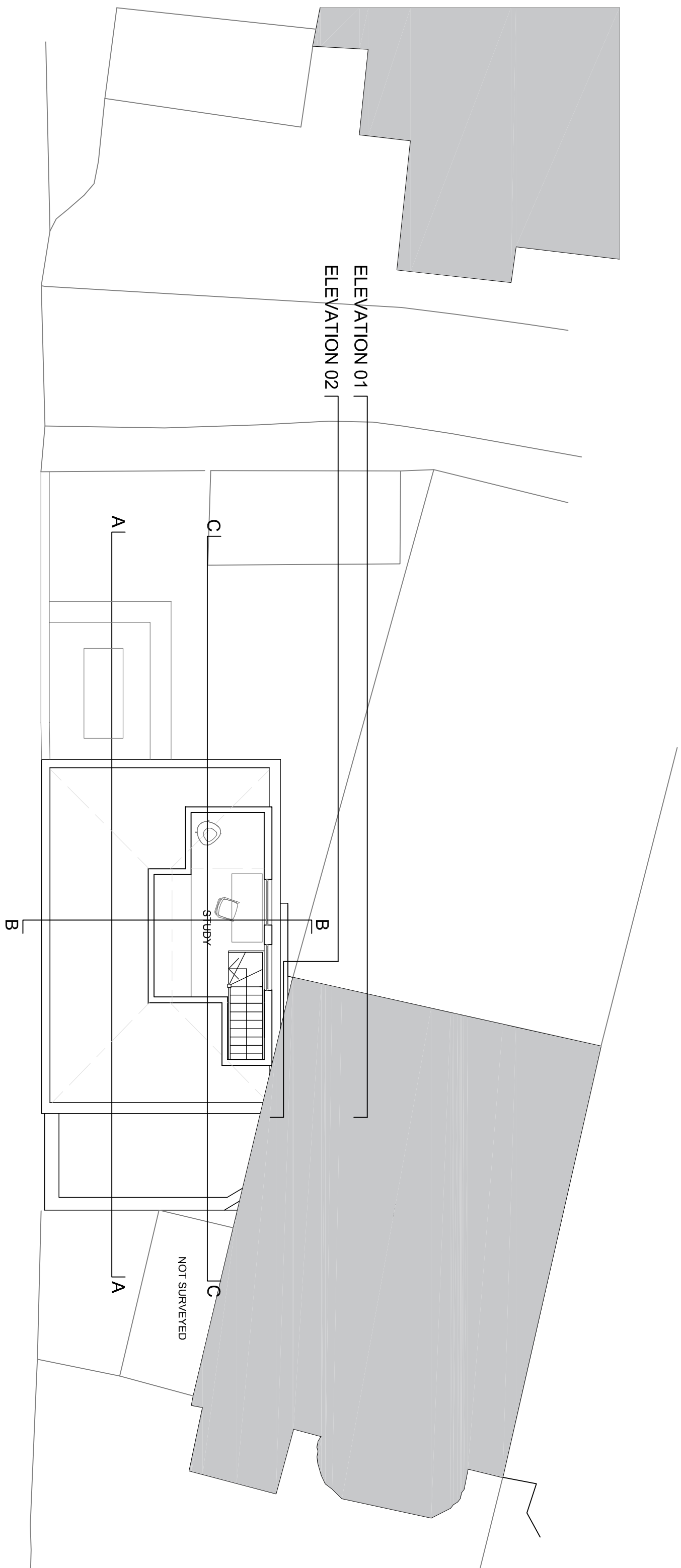
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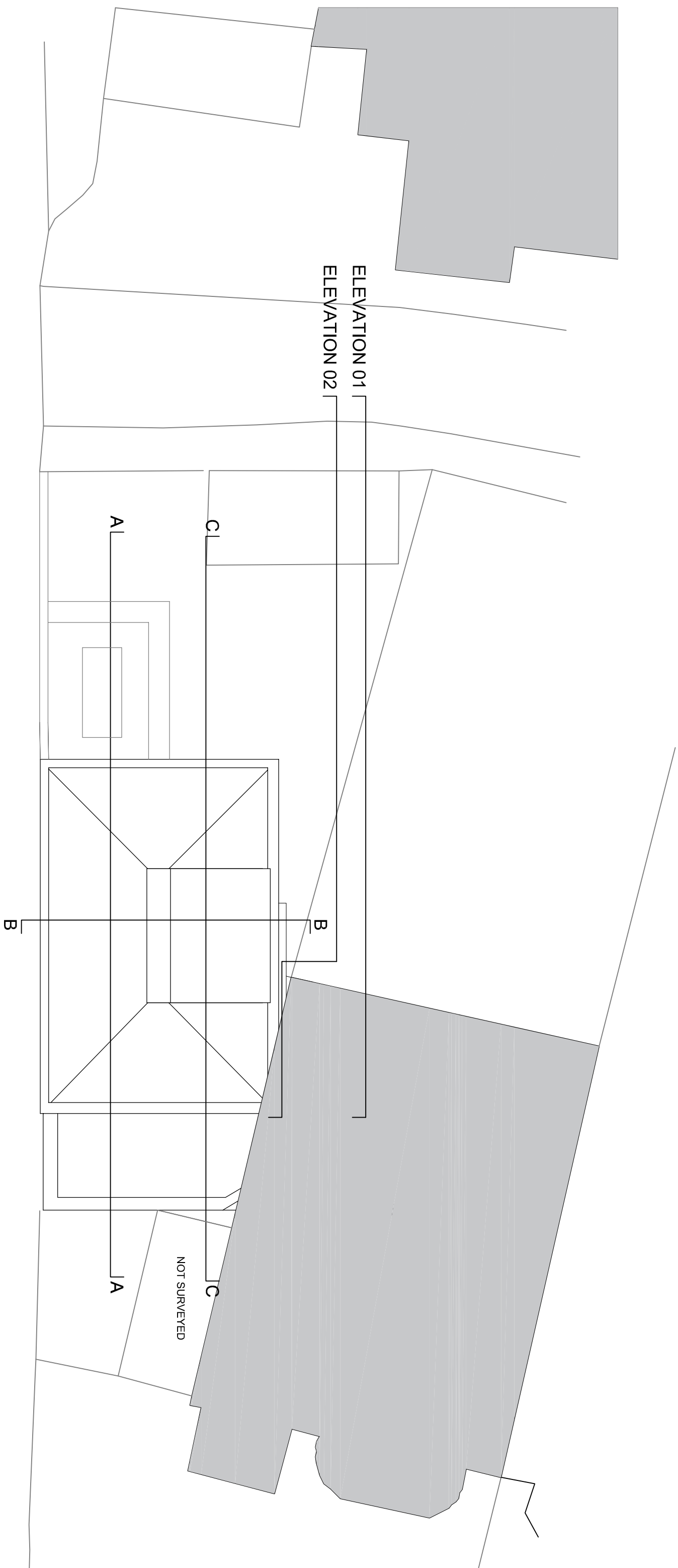
PROPOSED
Plans - Ground & First Floor
Rev B

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6. STUDY PLAN 1:100



7. ROOF PLAN 1:100

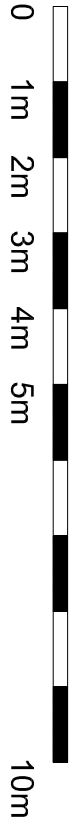
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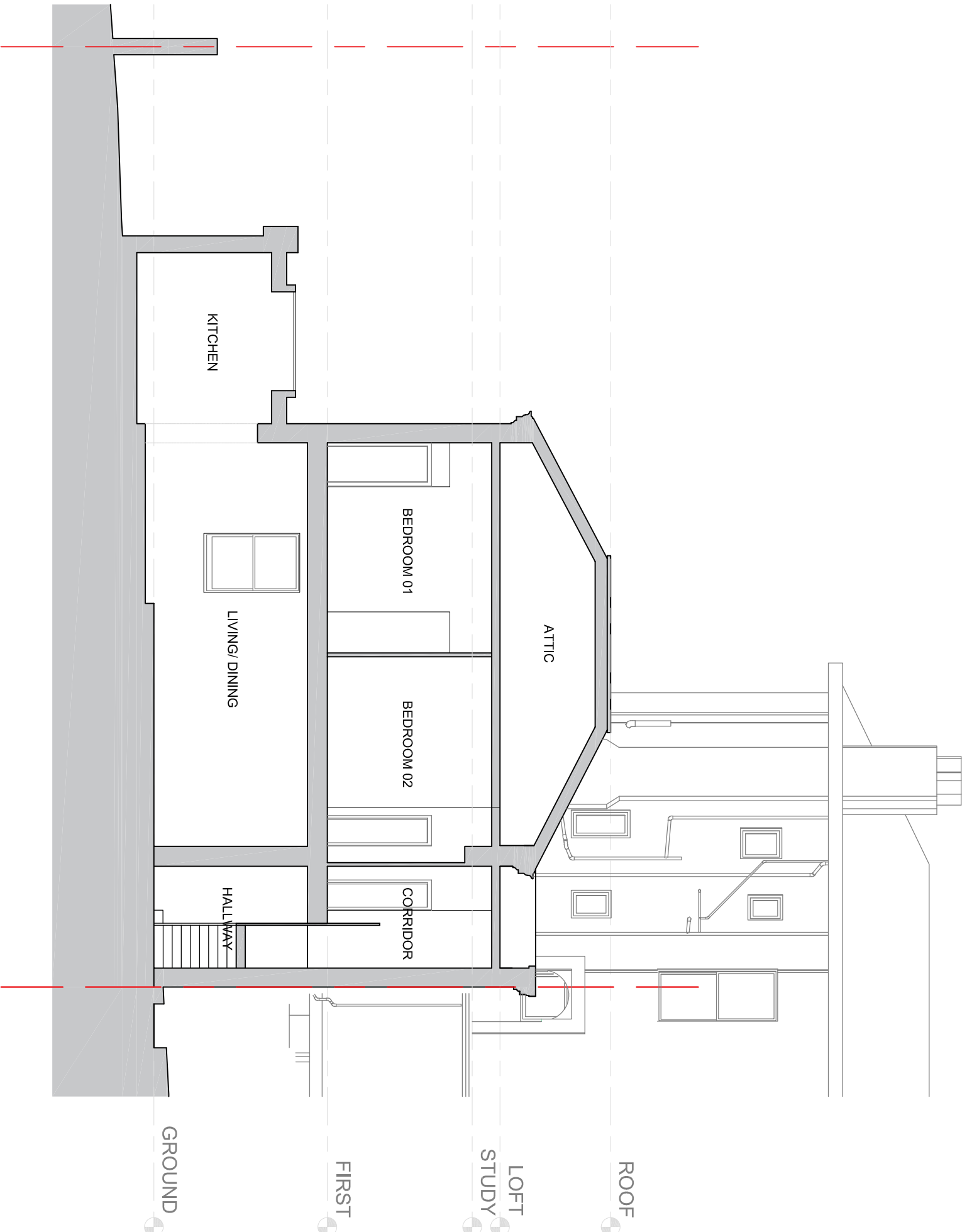
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PROPOSED
Plans - Study & Roof Plan

Rev B

1:100 @ A1

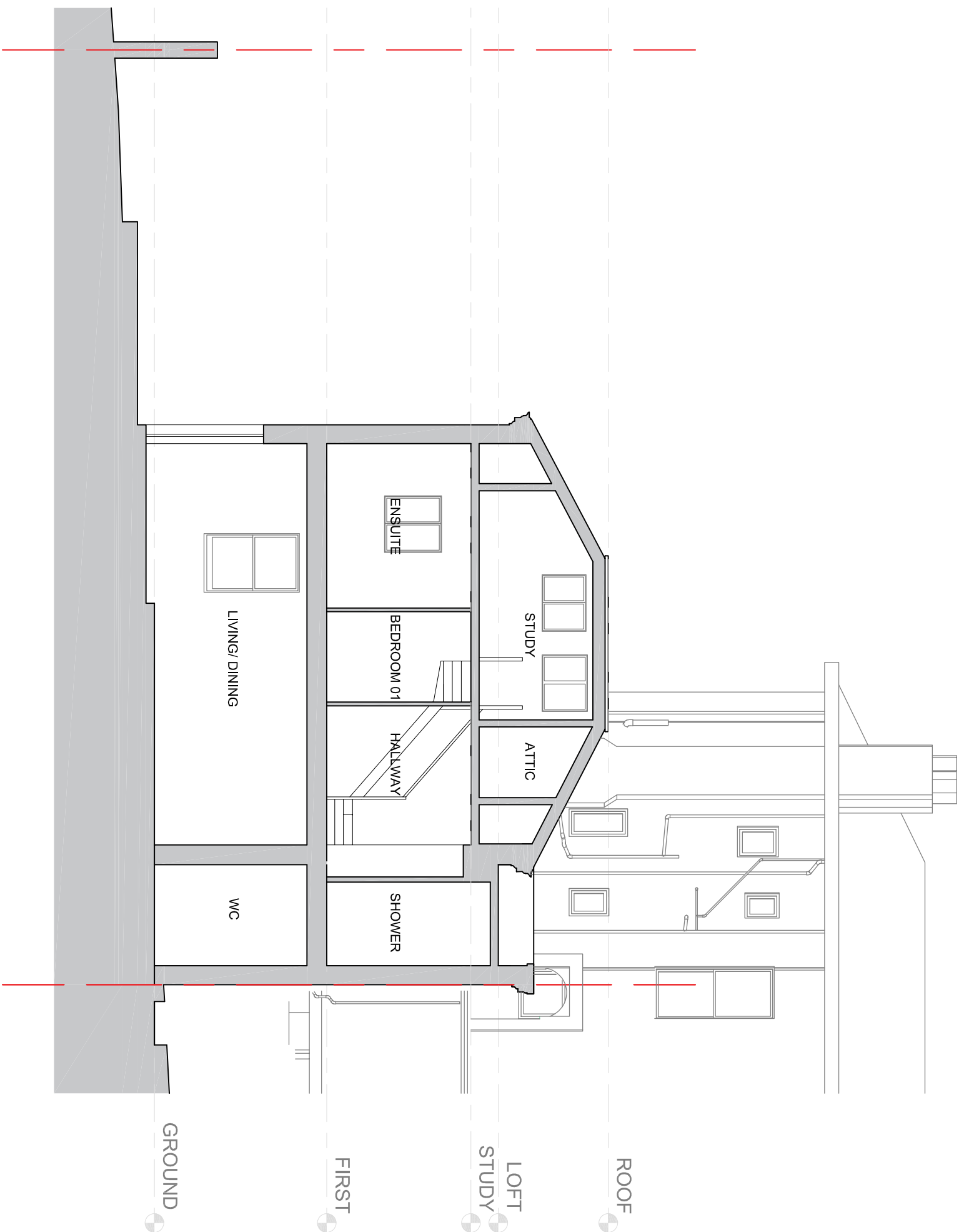




8. SECTION AA 1:100



9. SECTION BB 1:100



10. SECTION CC 1:100

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PROPOSED
Sections

Rev A

1:100 @ A1

