

# 2024/4744/P - 16 Twisden Road



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

16 Twisden Road - Installation of a rear dormer window and two rooflights to front and one rooflight to side elevations.







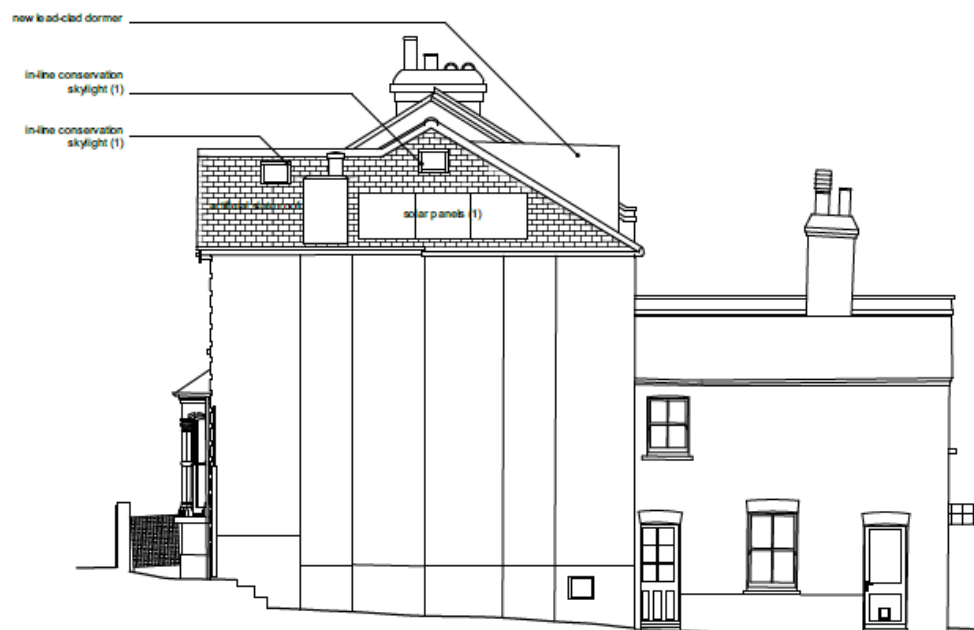
Existing rear elevation:



Proposed rear elevation:



Proposed side and front elevations:



<b>Delegated Report</b> (Members Briefing)		Analysis sheet		Expiry Date:	24/12/2024
		N/A		Consultation Expiry Date:	01/12/2024
Officer			Application Number(s)		
Matthew Kitchener			2024/4744/P		
Application Address			Drawing Numbers		
16 Twisden Road London NW5 1DN			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
<b>Proposal(s)</b>  Installation of a rear dormer window and two rooflights to front elevation and one rooflight and solar panels to side elevation.					
<b>Recommendation(s):</b>		<b>Grant Planning Permission</b>			
<b>Application Type:</b>		<b>Full Planning Permission</b>			
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>			
<b>Informatives:</b>					
<b>Consultations</b>					
		No. of responses	<b>01</b>	No. of objections	<b>01</b>
<b>Neighbour Consultation</b>		Site Notice: posted 01/11/2024, expired 25/11/2024 Press Notice: published 07/11/2024, expired 01/12/2024  <i>No responses received.</i>			
<b>Dartmouth Park Conservation Area</b>		Dartmouth Park CAAC objected to the application noting that allowing the dormer would introduce significant visual harm and have a detrimental effect on the existing character of the unspoiled unbroken roof form of the terrace. It would neither preserve or enhance the CA character but clearly negatively impact and harm the existing roof.  <i>See Section 3 for officer response.</i>			

## Site Description

The subject site is a end-of-terrace dwelling located on the southern side of Twisden Road. The property is comprised of two-storeys plus basement and has a hipped roof. The property faces onto Twisden Road to the front, a footpath to the west side and a has an access road to the rear.

The property is not listed but is located within the Dartmouth Park Conservation Area.

## Relevant History

16 Twisden Road (application site):

**2024/4596/P** – Certificate of lawfulness for erection of single storey rear extension, replacement of cement tile roof with artificial slate roof, replacement of sash windows and doors, installation of skylights and solar panels to roof slopes – **Not yet determined**

**2024/4796/P** - The erection of a side-return extension, the conversion of ancillary loft space into habitable space providing one additional bedroom, the replacement of cement tile roofs with artificial slate roofs, replacement of sash windows and doors, insertion of new windows to flank and rear walls, insertion of new skylights and solar panels to roofs – **Not yet determined**

Twisden Road (wider sites):

**2022/3270/P** - 44 Twisden Road, Erection of ground floor single storey side infill extension and two rear dormer windows – **Approved 23/01/2023**

**2022/4483/P** – 2 Twisden Road, Erection of a rear dormer and 1 no. rooflight, and replacement of existing timber windows with matching double glazed fittings – **Approved 15/08/2023**

**2020/4939/P** – 58 Twisden Road, Erection of rear dormer and installation of two rooflights on rear roof slope and two rooflights on front roof slope – **Approved 16/03/2021**

## Relevant Policies

**National Planning Policy Framework 2023**

**The London Plan 2021**

**Camden Local Plan 2017**

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Policy CC1 Climate Change Mitigation

**Dartmouth Park Neighbourhood Plan 2009**

DC2 Heritage assets

DC3 Requirement for good design

DC4 Small residential extensions

## **Camden Planning Guidance (CPG)**

CPG Design (January 2021)

CPG Amenity (January 2021)

CPG Home Improvements (January 2021)

## **Dartmouth Park Conservation Area Appraisal and Management Plan (2009)**

## **Draft Camden Local Plan (2024)**

The council has published a new Draft Camden Local Plan (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications, but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

## **Assessment**

### **1. Proposal**

- 1.1. This planning application is for a loft conversion incorporating the erection of a rear dormer and two front rooflights. The rear dormer measures approximately 1.5m wide, 2.5m deep and 1.5m high and set back approximately 0.5m from the eaves height of the building and 0.3m in from the east side party wall boundary.

### **2. Planning Considerations**

- 2.1. The material considerations in the determination of this application are as follows:
- Design and Heritage
  - Amenity

### **3. Design and Heritage**

- 3.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. Policy D1 states that the Council will require all developments to be of the highest standard of design and to respect the character, setting, form and scale of neighbouring buildings, and the character and proportions of the existing building. Policy D2 states that within conservation areas, the Council will only grant permission for development that 'preserves or, where possible, enhances' its established character and appearance.

- 3.2. In addition to the above, the Home Improvements CPG contains the Council's guidance on dormer extensions and the following parts are considered to be particularly relevant:

- Dormers should be subordinate in size to the roof slope being extended;
- The position of the dormer would maintain even distances to the roof margins (ridge, eaves, side parapet walls);
- Consider whether the roof of your property is part of an unbroken roof line which is of heritage value - as set out in the Conservation Area Appraisal for your area;
- Consider whether there are other existing extensions in proximity, even if they are older or constructed under permitted development;



- On front roofslopes dormers could be a harmful addition due to its visual impact on the streetscene, especially in an unbroken roofscape. If your neighbouring properties do not have front dormers, then it is likely that this type of development would not be supported at application stage. Consider rear dormers and front rooflights instead.

3.3. In terms of the proposed rear dormer, the scale is considered appropriate for the roof slope which is relatively small due to the hipped end. The dormer is set away from the party wall by 0.3m, set down from the ridge height by 0.6m and set back from the eaves by 0.5m resulting in a respectfully scaled dormer that is subordinate to the roof slope. This scale is reflected within the area and complies with the design principles set out above and our guidance within the Home Improvements CPG. Furthermore, there are other dormers on this side of Twisden Road including some larger more dominant examples and whilst these are generally positioned towards the other end of the building group than the application site, they nonetheless disrupt the roofline and establish a pattern of development.

3.4. The front roof lights are two in number and the side has one rooflight and they are not considered to clutter the roof slope. Overall these are acceptable and will be conditioned to be conservation roof lights.

3.5. Overall the scale, number and design of the dormer and rooflights is considered acceptable and therefore preserves the character of the conservation area.

3.6. The side and rear of the property can be seen from an access road at the rear and a footway to the west side. The dormer would be visible in views from the public realm however due to the small scale nature of the design and choice of appropriate natural materials it is considered that the impact of the dormer window would be minimal. Solar panels are proposed to be installed to the western roofslope on the hipped end. These are considered to not detract from the appearance and character of the conservation area. The proposal is not considered to result in a negative impact to the character or appearance of the conservation area.

3.7. As originally proposed the dormer was to be clad in artificial slate however this was amended to lead as it was considered that an artificial roofing material would not enhance the conservation area. Lead was chosen in order that a natural cladding material could be used on the dormer in order to lessen its bulk and impact and better complement the appearance of the conservation area. There is no objection to the materials used as they are a similar colour to the existing roof and are natural materials being lead and timber and therefore would preserve the character and appearance of the conservation area.

3.8. Dartmouth Park CAAC objected to the proposal as outlined above. Their points are noted however there are other examples of larger dormer windows approved in this terrace on the south side of Twisden Road as well as other rear dormers in adjoining terraces forming part of Twisden Road. The choice of lead and timber as materials are also considered to help the dormer window hunker down into the streetscene and appear subordinate in both design and appearance.

3.9. Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance conservation area, under s. 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

3.10. Overall the proposal complies with policy D1 (Design), D2 (Heritage) and CC1 (Climate Change Mitigation) of the 2017 Local Plan.

#### **4. Amenity**

4.1. Policy A1 (Managing the impact of development), supported by Camden Planning Guidance (Amenity), seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and by only granting permission for development that would not harm the amenity of communities, occupiers, and neighbouring residents.

4.2. Given its location on the rear roofscape, which faces out towards an access road, it is not considered that the dormer window would have a detrimental impact on neighbouring amenity in terms of loss of light or outlook and the development is considered to adhere to Policy A1.

#### **5. Biodiversity Net Gain (BNG)**

5.1. Based on the information available this proposal would not require the approval of a BNG Plan before development is begun because the planning permission is a householder application within an exemption threshold.

#### **5 Recommendation**

5.1 Grant Conditional planning permission.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 16<sup>th</sup> December 2024, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2024/4744/P  
Contact: Matthew Kitchener  
Tel: 020 7974 2416  
Email: [Matthew.Kitchener@camden.gov.uk](mailto:Matthew.Kitchener@camden.gov.uk)  
Date: 4 December 2024



**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

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

Robert Dye Architects  
4 Ella Mews  
Cressy Rd  
London  
NW3 2NH  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**16 Twisden Road**  
**London**  
**Camden**  
**NW5 1DN**

Proposal:

Installation of a rear dormer window and two rooflights to front and one rooflight to side elevations.

Drawing Nos: EX003, EX204, EX201, EX004, EX202, EX005, EX203, EX000, PA201, PA003, EX102, PA102, PA202 Rev A, PA005 Rev A, PA004 Rev A, PA203 Rev A, PA204 Rev A. Design and Access Statement,

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Design and Access Statement, EX003, EX204, EX201, EX004, EX202, EX005, EX203, EX000, PA201, PA003, EX102, PA102, PA202 Rev A, PA005 Rev A, PA004 Rev A, PA203 Rev A, PA204 Rev A.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The proposed front roof lights as shown in drawings 'PA203 Rev A, PA201, PA005 Rev A' shall be conservation style. They shall be permanently retained as such thereafter.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the installation of the solar panels, full details in respect of the solar panels shall be submitted to and approved by the local planning authority. The details shall include *manufacturer's details and datasheets and elevations & sections at a scale of 1:20 demonstrating the projection from the roof slope.*

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).



- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 Biodiversity Net Gain (BNG)

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below.

Based on the information available this permission will not require the approval of a BGP before development is begun because the planning permission is a minor application within exemption threshold.

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements.

The BGP must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The LPA can only approve a BGP if satisfied the adverse effect on the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 and a BGP was approved in relation to the previous (parent) planning permission ("the earlier BGP") there are circumstances when the earlier BGP is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

#### + Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

#### ++ The effect of section 73(2D) of the Town and Country Planning Act 1990

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

#### ++ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

Chief Planning Officer