

Tasker Lodge

Tasker Road

London NW3 2YB

Planning Application 2024/2410/P

Response to applicants response to CAAC concerns and questions raised in our response of 10/07/2024

CAAC Initial response is in black, applicant's response in red, CAAC second response in blue.

NOTE: Points which do not require further comment have been omitted for clarity.

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**

Appreciated

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.**



We would say that this picture demonstrates that the dormer would be very visible from Tasker Road.

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).

We are of the view that ideally, the existing wall height should be maintained, with a set-back clerestory over in contrasting materials.

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.

The outer face of the clerestory facing Tasker Road should be at least set back to the inner face of the garden wall. In order to create a satisfactory junction it may be necessary to set back further (eg if it is necessary to create a gutter). This needs careful detailing but should be possible and we recommend that the submission of the detail is made a condition of any planning consent. This may mean the extension needs to be narrower at this level but if there are high level cupboards proposed in the kitchen along this wall then a reduced width at high level could easily be accommodated in the kitchen design. Alternatively, the whole extension could be set back.

....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?

Agreed

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

- Please see question above

We re-iterate comment re no flashings to be visible.

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

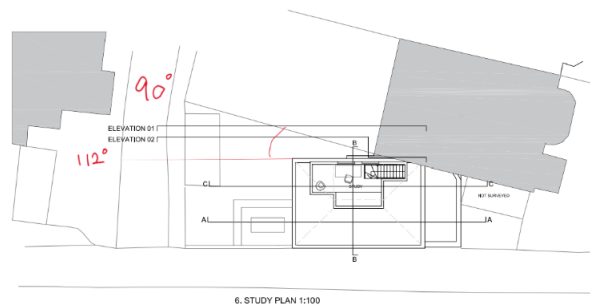
- Reference is to the kitchen extension roof and is in error. Apologies. The area surrounding the rooflight will simply be in EPDM rubber, GRP, or equivalent.

Camden Planning to decide if sedum roof required.

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.



The comment raised was in relation to the impact of construction (and its feasibility) in relation to no 36, given the junction between the two buildings, NB window adjacent to no 36, and wall and roof construction as shown on drawing PROPOSED Plans- Study and Roof plan Rev B. We believe Building Regulations allow a maximum of 1m² of Unprotected Area (ie non-fire resistant construction (e.g. windows) within 1m of a property boundary.

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).

Existing windows should not be taken as creating a precedent. Originally Tasker Lodge was an extension to No 36 and therefore in the same property.

- 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.

A cill height of 1350 does not prevent a view out. If windows are permitted, they should be designed to prevent a view out

- 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.

Disagree.

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)

Sorry, using the linear scale on drawing PROPOSED Plans – study and roof plan Rev B, we calculate the usable floor area (2m ceiling height) to be 4-5m². We do not think that the raised platform can be counted as usable floor area in terms of a habitable room.

FURTHER IMPORTANT OBSERVATION:

Apologies for not having raised this in the initial comments. We are concerned in relation to Fire Safety of the loft office room. We believe that all rooms in dwellings of more than two storeys opening off a single stair should be separated from the stair by doors with 20 mins fire resistance. The loft room appears to be open to the staircase. We recommend that the advice of LB Camden Building Control should be sought before granting Planning Consent.

We appreciate the applicant's care to ensure that the proposed extensions are as discreet as possible, and we think that the kitchen extension can be designed in a way to satisfy the recommendations of the LB Camden Parkhill + Upper Park Conservation Area Appraisal + Management Study. We think that the loft office proposal continues to raise concern.

Sarah Curl and Dean la Tourelle for CAAC (Parkhill and Upper Park)