

## Application ref.

2024/5474/P

## Site Address

Tasker Lodge Tasker Road LONDON NW3 2YB

## Development Description

Installation of a dormer window to the rear of the property and refurbishment.

## Planning officer

Matthew Kitchener

## Advisory committee

Parkhill;Parkhill

## Advisory committee

## Please send your comments by:

2025-01-12T00:00:00.000

## 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 ( BUT SEE COMMENTS)

COMMENTS:

1. General:

1a This revised application following the withdrawal of application ref 2024/2410/P is appreciated as an attempt to facilitate the useful restoration of Tasker Lodge but some further refinement is advised - see comments below.

1b Parkhill and Upper Park 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. Proposed new planting to garden should bear this in mind.

2. New gate to Tasker Road: This will be very prominent in the streetscape. We suggest a condition to submit a detailed elevation and construction description should be required.

3. Loft extension and rear dormer:

3a: Overlooking problem to garden of no 36, Camden CPG Amenity :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 refers. A proposed cill height of 1350 does not prevent a view out. If the dormer is permitted, it should be designed with a cill height of 1500mm or designed to prevent a view out.

3b: Dormer extension needs to be designed to minimise impact when viewed from Tasker Road. An acceptable solution would be to follow the profile of the existing dormer, (starting along line of the existing dormer cheek towards Upper Park Road), extending East, and set further back from the eaves line than is shown on the proposed drawings.

3c: Heritage 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). We think the usable floor area is approx. 5m<sup>2</sup>.

3d Fire Safety 1: We believe that all habitable rooms in dwellings of more than two storeys opening off a single stair should be separated from the stair by doors with 20 or 30 minutes 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.

3e Fire Safety 2: Impact of construction of dormer on adjacent property at no 36 Upper Park Road: We believe Building Regulations allow a maximum of 1m<sup>2</sup> of Unprotected Area (ie non-fire resistant construction (e.g. windows) within 1m of a property boundary. This can be achieved with careful detailing but a condition is recommended that a construction detail should be provided to Approval of Building Control prior to construction.

By the way, there seems to be a different Application ref on the new Planning webpage for this application: 24-00110-HRET  
Looks as though Camden are changing their system?

Sarah Curl  
For BCAAC

**Do you want to attach any files?**

No