**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.

DH. Thank you. Please see my responses in red 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.

DH. Every endeavour will be made to reinstate all greenery and/or replace with

suitable alternatives for both aesthetic, environmental and screening purposes.

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.

DH. The existing gates will be replaced once essential repairs to the brick wall (front

and side) have been completed

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.

DH. Revised plans (attached in accompanying email) now clarify cill height at

1500mm.

* See: Tasker Lodge\_1.100\_Proposed Sections RevE.pdf, Fig.10. Section CC

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.

DH. Please see the following revised drawings (attached in accompanying email)

along with a number of 3D images of these proposed revisions, for context.

These show:

* The south face of the dormer now set as far back from the eaves line as possible (without fully compromising the internal staircase).
* With regard to the dormer’s width, this has been kept in line with the existing roof’s flat central crown, primarily for aesthetic reasons (symmetry) but also to allow sufficient space and headroom internally.

Tasker Lodge\_1.100\_Proposed Elevations RevE.pdf – Fig 2. East Elevation

Tasker Lodge\_1.100\_Proposed Elevations RevE.pdf – Figs 3. & 4. South Elevation

Tasker Lodge\_1.100\_Proposed Plans 02 RevE.pdf – Fig 7. Roof plan

3c: Heritage 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). We think the usable floor

area is approx. 5m2.

DH. My apologies, I had amended the increase in gross internal floor space

correctly, from c.120sqm to c.126sqm (an additional 6sqm) but had omitted to amend

the figures in parenthesis when copying over from the previous application. The

CAAC’s calculations are correct. Thank you

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.

DH. Please see revised drawing (attached in accompanying email):

* Tasker Lodge\_1.100\_Proposed Plans 02 RevE.pdf – Fig 6. Study plan

This shows addition of new stud wall and door separating the study from a newly

formed landing, with separate access (behind another fire rated door/hatch) to the

attic.

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

1m2 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.

DH. Please see revised drawing (attached in accompanying email):

* Tasker Lodge\_1.100\_Proposed Sections RevE.pdf, Fig.10. Section CC
* Tasker Lodge\_1.100\_Proposed Plans 02 RevE.pdf – Fig 6. Study plan

The proposed window on the 3rd floor landing is now 0.9m in area, so within

guidance. (Also, I might be wrong but I have been led to believe the guidance refers

to the distance between two non fire-resistant surfaces, i.e a neighbouring window

rather than a neighbouring brick wall?)

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?

DH. No comment

Sarah Curl

For BCAAC

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

No

DH. Attached Zip file in accompanying email containing:

* Tasker Lodge\_1.100\_Proposed **Elevations** RevE.pdf – Figs 1, 2, 3, & 4
* Tasker Lodge\_1.100\_Proposed **Plans 01** RevE (1).pdf – Figs 4 & 5. (Ground & First Floor)
* Tasker Lodge\_1.100\_Proposed **Plans 02** RevE.pdf – Figs 6 & 7. (Study/attic & Roof)
* Tasker Lodge\_1.100\_Proposed **Sections** RevE.pdf, Figs 8, 9 & 10.
* 8x **3D .png images** of revised dormer proposal (Tasker Lodge – TL) in relation to 36 Upper Park Road (36 UPR) from various angles