



## Photos



1. View of front elevation



2. View of rear elevation



3. Bird's eye view of site looking north



4. Bird's eye view of the site looking west

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>26/09/2022</b>
		N/A / attached		<b>Consultation Expiry Date:</b>	<b>20/11/2022</b>
<b>Officer</b>				<b>Application Number(s)</b>	
Jaspreet Chana				2022/3270/P	
<b>Application Address</b>				<b>Drawing Numbers</b>	
44 Twisden Road London NW5 1DN				<i>See draft decision notice</i>	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Erection of ground floor single storey side infill extension and two rear dormer windows.					
<b>Recommendation:</b>		Grant conditional planning permission			
<b>Application Type:</b>		Householder planning permission			

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>			
<b>Informatives:</b>				
<b>Consultations</b>				
<b>Summary of consultation:</b>	<p>Three site notice(s) were displayed near to the site on the 26/10/2022 (consultation end date 19/11/2022).</p> <p>The development was also advertised in the local press on the 27/10/2022 (consultation end date 20/11/2022).</p>			
<b>Adjoining Occupiers:</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>	None			
<b>Dartmouth Park CAAC:</b>	<p>A letter of objection was received on behalf of the Dartmouth Park CAAC. Their objection comments can be summarised as follows:</p> <ol style="list-style-type: none"> <li>1. Sub area 2, 7.33 'Twisden Road is an exceptionally well preserved street and roofline, exhibiting a pleasing sense of unity... The roof scape is highly visible from the top of Spencer Rise and Chetwynd Road and from the York Rise Estate'.</li> <li>2. This open wide setting to the York Rise Estate is raised in DPCAACs sub area 4, where the backs of these small two storey terraced houses are fully exposed. There are long clear views from the access road that runs along the back of Twisden Road, existing by pathway into the corner of Twisden Road, visible from the public realm.</li> <li>3. Allowing the proposed dormers would introduce significant harm to the character of the wider roof scape by way of setting a precedent over a substantial area; Twisden Road 1-23 also of same design backing these in Nos. 4-26 Chetwynd Road and in Twisden Road Nos.16-62 bar two pre CA full width dormers No.52 and No.60 and a very small single dormer at No.46. All these of identical small cottage types with intact characteristic roof form of the large front gable. Post CA no roof alterations have been allowed apart from No.58, allowed as it sits between the two large post CA dormers at Nos.62 and 60. It is therefore all the more important that this is not taken as precedent.</li> <li>4. It is relevant to note the reasons for refusal for two small dormers at No.40 Twisden Road 2005/0101/P.</li> <li>5. To introduce dormers on the site would conflict with CPG home Improvements guidance, 2.2.1 Dormers.</li> <li>6. The private benefit required by the applicant to provide for his family usage does not outweigh the public benefit in this instance and should not be part of the planning consideration, as referred to in point 13 of the appeal no. APP/X5210/D/20/3247346.</li> </ol> <p><u>Officer's response:</u>  For points 1, 2, 3, 5 and 6 please see sections 3 and 4 of the report below. Point 4, these dormer windows were completely different in design, form, size and scale to the proposed and is not comparable to this scheme.</p>			

## Site Description

The application site is a late Victorian mid-terrace two storey building and is located to the east side of Twisden Road. The surrounding area is predominantly residential consisting of similar terrace houses of similar style and size.

The property is not listed. It is within the Dartmouth Park Conservation Area and falls within the Dartmouth Park Neighbourhood Forum area. Nos. 2 -74 (even) Twisden Road are noted as being 'positive contributors to the Conservation Area' in the Dartmouth Park Conservation Area Appraisal and Management Plan 2009.

Rooftop extensions have been undertaken at neighbouring properties within the terrace, including modest, tiled dormers with timber sash windows and incongruous brick dormer extensions with varying non-matching window sizes and styles. Several neighbouring houses have rooflights in their front roofslopes.

## Relevant History

The planning history for the application site can be summarised as follows:

2021/5260/PRE - Erection of single storey rear infill extension and two rear dormer windows – Advice issued – 22/07/2022.

### Neighbouring properties

2022/1059/P - Erection of a gable-end roof extension with 2 rear dormers and installation of 2 rooflights to the front slope – Refused – dated 26/07/2022.

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 – Granted – dated 16/03/2021 (The proposal had been reduced in size and scale from the previous proposal (2019/2274/P))

2019/2274/P – 58 Twisden Road - Erection of rear dormer and installation of two rooflights on front roof slope – Refused – dated 05/12/2019 - Dismissed at appeal on 12/08/2020.

2018/0725/P – 12 Twisden Road - Erection of rear dormer window; installation of 2 no. rooflights to front roof slope, 1 no. rooflight to rear roofslope, and replacement window to rear outrigger flank wall of flat - Granted – dated 18/04/2018.

2015/1279/P – 66C Twisden Road - Installation of 3 front rooflights, 2 rear rooflight, a rear dormer, and conversion of the loftspace into habitable accommodation. (Revised to include additional rear rooflight and a reduction in width of the proposed dormer) – granted – dated 29/05/2015.

2014/5582/P – 68C Twisden Road - Installation of dormer and two rooflights to roofspace on rear elevation and two rooflights at the front – granted – dated 09/12/2014.

2013/1028/P – 66C Twisden Road - Erection of a mansard roof extension, including the installation of two dormer windows in the rear elevation of the proposed extension, and the installation of 2 x velux rooflights on the front roof slope in connection with existing use as a residential flat (Class C3) – refused – dated 29/04/2013 - Appeal dismissed – 29/04/2013.

2012/0852/P – 70 Twisden Road - Erection of a dormer window to rear of dwelling house (Class C3) and the installation of two rear rooflights and a front rooflight – Refused – dated 16/04/2012 - Appeal allowed on 16/04/2012. 2008/1326/P – 60 Twisden Road - Erection of replacement dormer roof extension to the rear of dwellinghouse – refused – dated 09/05/2008.

2022/2652/P - 9 Twisden Road - Erection of a single storey rear infill extension and replacement window to dwelling house (Class C3) – Granted – 03/11/2022.

2020/5061/P - 22 Twisden Road - The erection of a single storey extension to the rear and side elevations at ground floor level – Granted – 19/04/2021.

2019/0582/P - 23 Twisden Road - Erection of side infill extension and replacement of doors at ground floor level of the two storey rear return, installation of two rooflights to the rear slope, all to single family dwellinghouse (Class C3) – Granted – 22/10/2019.

2017/4554/P - 10 Twisden Road - Erection of a single storey rear infill extension to dwellinghouse – Granted – 13/10/2017.

2016/0643/P - 18 Twisden Road - Erection of single storey side infill extension to the rear at ground floor level – Granted – 12/04/2016.

2014/0962/P - 24 Twisden Road - Single storey side infill and rear extension following demolition of existing extension at rear – Granted – 25/03/2014.

2007/2825/P - 2 Twisden Road - Erection of a single-storey rear extension to lower ground floor flat (Class C3) – Granted – 10/09/2007.

2007/1936/P - 60 Twisden Road - Erection of a single storey rear extension to single family dwelling house (C3) – Granted – 23/07/2007.

## **Relevant policies**

### **National Planning Policy Framework (2021)**

#### **The London Plan (2021)**

#### **Camden Local Plan (2017)**

- A1 Managing the impact of development
- D1 Design
- D2 Heritage
- DM1 Delivery and monitoring

#### **Camden Planning Guidance:**

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Home Improvements (2021)

#### **Conservation Statements:**

- Dartmouth Park Conservation Area Appraisal and Management Plan (2009)

#### **Dartmouth Park Neighbourhood Plan (2019)**

- Policy DC2 Heritage Assets
- Policy DC3 Requirement for good design
- Policy DC4 Small Residential extensions

## **Assessment**

### **1. The proposal**

1.1. Planning permission is sought for:

- Erection of ground floor single storey side infill extension, 6.4m deep, 1.8m wide and 2.3m height to boundary wall and 2.8m at rear elevation, whole width would be 5m.
- Installation of two rear dormer windows to measure: 2.3m deep, 0.9m in width and 1.4m in height, these would replace the existing 3 rooflights.

## **2. Assessment**

2.1. The principal considerations material to the determination of this application are as follows:

- Design and Conservation
- Residential Amenity

## **3. Design and Conservation**

3.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.

3.2. The Management Strategy of the Dartmouth Park Conservation Area Appraisal and Management Statement (DPCAAMS) notes that 'Development proposals will be expected to preserve or enhance the character or appearance of the Dartmouth Park Conservation Area.'

3.3. Policy DC2 (Heritage Assets) of the Dartmouth Park Neighbourhood Plan requires development affecting any of the buildings that make a positive contribution to the character or appearance of the conservation area to be designed to a high standard, or to preserve or enhance the character or appearance of the conservation area and make a positive contribution to local distinctiveness.

3.4. DC4 (Small residential extensions) of the Dartmouth Park Neighbourhood Plan indicates support for small residential developments (including roof extensions) where the development:

- (a) is subordinate in scale and situation to the original dwelling and complements its character in terms of design, proportion, materials and detail;
- (b) Does not harm the amenity of neighbouring properties (in particular in respect of privacy, overlooking and loss of light);
- (c) is sensitive to and respects the overall character and appearance of the street scene;

3.5. The DPCAAMS notes that the roofscape is highly visible from the top of Spencer Rise and Chetwynd Road and from the York Rise Estate; there are long and clear views of the rear of Nos.16-72 (even) and the intact rear roof profiles of nos. 4 - 54 and 56 – 62 Chetwynd Road are visible from Twisden Road.

3.6. The proposal includes the installation of two rear dormer windows which would be modest in size, set below the ridgeline and set in from the sides with a gap to separate the two dormer windows. One dormer window would provide clearance for the access stair and the other would provide light to the loft room. The dormer windows would emulate the size and design of the first floor rear windows, appearing as subservient additions which would be in keeping with the existing dwelling and the surrounding area. The dormer windows would be built in brick and tile hung with timber sash windows and slate roofs to match the existing roof slope.

3.7. It is noted that there are several dormer windows small and large (*information within relevant history section above*) located to the rear elevations along the terrace that forms this side of Twisden Road. These neighbouring dormer windows irrespective of their permission now form part of the character of this street and therefore the roof form along this terrace has already been broken with these said examples. The two dormer windows proposed within this application have been designed carefully, being low profile, narrow and small in size, proportionate to the roof form and taking appropriate cues from the existing building by matching window form and materials. Other examples within the street are bulky, boxy, and incongruous in form and scale. Therefore, due to the modestly designed dormer windows, along with the precedents within the street scene, it is not considered they would be detrimental to the existing visible roofline. As such, it is



considered that the dormer windows would not have a detrimental impact on the character or appearance of the host building, townscape or the conservation area.

- 3.8. The proposal also involves the erection of a single storey rear infill extension, the extension would be subordinate in scale, size and location next to the existing two-storey rear closet wing. The extension would respect the original building, it would have a lean-to mono pitched roof which comes in line with the shared boundary (with No. 42 Twisden Road). The boundary wall is to be increased in height from 1.8 to 2.3m, which then attaches to the rear fascia of the ground floor rear elevation (2.8m in height). The additional proposed projection to the rear caters for the timber fascia detail with the glazed doors and timber slatted detail to the rear elevation, this would be a modest 0.5m deep projection with a flat roof element. The design of the extension would be contemporary with large timber framed rear glazed doors and timber detailing. The proposal would be similar in size and scale to other side infill extensions along this side of Twisden Road, therefore this extension would not be out of keeping with the pattern of development of the terrace. Given the extension's location to the rear at ground floor level, limited projection and height, it is not considered it would be seen the street scene. The extension would also still allow for retention of a reasonable sized garden.
- 3.9. Subject to the standard conditions, it is considered that the proposed development would not cause a detrimental impact upon the character and appearance of the host property and would preserve the special character of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

#### **4. Residential Amenity**

- 4.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development.
- 4.2. The proposed rear dormer windows would be set within the roof and would not be materially more harmful than the existing situation in terms of overlooking. Also there would be no direct overlooking due to the orientation of the building to the rear and over 17m separation distance from the dormer windows to the rear balconies of the neighbouring properties within the York Rise Estate.

The infill extension would project along the side boundary with No.42 Twisden Road. The existing boundary wall would be increased in height from 1.8m to 2.3m. The extension's roof would be a lean-to sloping roof which to its lowest point would be the same height as the boundary wall 2.3m, and as such it is not considered that the proposed extension would have a significant impact on the neighbouring amenity in terms of loss of light or outlook to No.42.

- 4.3. The proposed development is not considered to lead to a significant impact upon the amenities of any other neighbouring residents. The development is thus considered to be in accordance with planning policy A1.

#### **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> January 2023, 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: 2022/3270/P  
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Date: 10 January 2023

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**ARCHER ARCHITECTS**  
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# DRAFT

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

## **Householder Application Granted**

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

# DECISION

Proposal: Erection of ground floor single storey side infill extension and two rear dormer windows

Drawing Nos: 5215/01/101 Rev P-1, 5215/01/102 Rev P-1,  
5215/01/103 Rev P-1, 5215/01/104 Rev P-1, 5215/01/105 Rev P-1, 5215/01/106 Rev P-1,  
5215/02/002 Rev P-1, 5215/02/003 Rev P-1, 5215/02/004 Rev P-1, 5215/02/005 Rev P-1,  
5215/02/006 Rev P-1, 5215/02/007 Rev P-1, Design & Access Statement part 1 and part 2.

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: 5215/01/101 Rev P-1, 5215/01/102 Rev P-1, 5215/01/103 Rev P-1, 5215/01/104 Rev P-1, 5215/01/105 Rev P-1, 5215/01/106 Rev P-1, 5215/02/002 Rev P-1, 5215/02/003 Rev P-1, 5215/02/004 Rev P-1, 5215/02/005 Rev P-1, 5215/02/006 Rev P-1, 5215/02/007 Rev P-1, Design & Access Statement part 1 and part 2.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017 and with policies DC2, DC3 and DC4 of the Dartmouth Park Neighbourhood Plan 2019.

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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

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

Yours faithfully

Chief Planning Officer

**DRAFT**

**DECISION**