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**Date: 17/09/2024**  
**Our ref: 2024/3354/PRE**  
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Via email

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

Dear Rammeja,

**Re: 21 Oppidans Road, London, NW3 3AG**

Thank you for submitting the above pre-planning application enquiry on 07/08/2024 for hip to gable roof extension including erection of dormer to rear elevation.

The required fee of £533.50 was received on 19/08/2024.

#### **Site constraints**

- Locally listed building
- Slope stability
- Article 4 – Basements

#### **Relevant policies and guidance**

[National Planning Policy Framework 2023](#)

[The London Plan 2021](#)

[Camden Local Plan 2017](#)

D1 Design  
D2 Heritage

[Camden's Local List](#)

## **Camden Planning Guidance**

Home Improvements (2021)

### **Site description**

The application site forms part of a wider group of late 19th century Italianate villa-style buildings on Oppidans Road. The dwelling is the end building in a terrace of four surviving properties (Nos.18-21) located on the northern side of the road – with the rest of the mirrored terrace demolished in the 1940s to make way for the Primrose Hill Court residential block development

The subject end-of-terrace villa has two prominent chimney stacks on the east flank wall, and a distinctive and prominent hipped roof form with overhanging eaves that is highly visible when approaching from the east along Oppidans Road from the junction with Ainger Road.

The Local List description for the site is as follows:

*Later 19th century group of Italianate semi detached houses and terraces with recesses between pairs to give the impression of semi detached houses with raised ground floors and overhanging eaves set behind front gardens. On the south side of the road only; a complementary group opposite was later demolished for the residential blocks that stand there today. High degree of consistency creates an impressive townscape.*

### **Relevant Planning History**

N/A

### **Proposal**

The proposed works consist of the construction of a rear dormer and change of the roof form from a hipped roof to gable roof, as part of the conversion of the loft to habitable space. The proposed loft floor would accommodate a bedroom and bathroom.

The flank wall of the property would be built up to create a gable end and the existing hipped roof form extended across to create a full width gable.

### **Assessment**

The planning considerations material to the determination of this application are as follows:

- Heritage and design
- Amenity

## Heritage and design

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.

The form and pattern of the terrace roofscapes that are punctuated by chimney stacks is a typical feature of the Italianate villa typology and contributes to their architectural significance. The hipped form of the subject dwelling's roof with eaves to all elevations is specific and unique of its end of terrace position. This is mirrored across the road at No.23 which also presents with a softer hipped roof form to eastern elevation. The gable end to the dwelling at No.18 is specifically a result of its paired dwelling (and the rest of the terrace) having been demolished to provide for the Primrose Hill Court housing development adjacent.

CPG Home Improvements (2021) states that roof alterations are likely to be acceptable where there are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm. It is considered that given the intact roof form of this specific pair of villas (nos 20 and 21), and the consistency in the front elevational hipped roof forms presenting without alteration at this eastern end of Oppidans Road, the proposed substantial alteration of the roof form would not follow an established pattern of development and would pose additional harm.

The proposed additional height and massing of the extruded east elevation wall and extended chimney stacks would present as an ill-proportioned, defensive edge to the key primary approach into Oppidans Road. The harm of this style of unresolved sheer gabled end extension in place of the original hip is clearly demonstrated on the southern side of the street towards the western end where four roof extensions (nos 30, 32, 33 and 34) now serve as examples of the harm this style of alteration poses. These additions all occurred either prior to the adoption of the Council's current development plan policies and national legislation, or prior to the buildings becoming Locally Listed in 2015, when their surviving architectural and townscape significance was recognised as worthy of being protected as non-designated heritage assets.

The over 1 metre increase in height proposed to the chimneys would break the established rhythm of these features along the northern terrace, which are visually prominent when approaching from west.

It is acknowledged that there have been alterations to the rear elevations of No.18 and No.19 in this northern terrace, however, the rear dormer at No.18 was granted planning permission in 1983, prior to the designation of this row of buildings as Locally Listed, and it is also considered to be appropriately scaled, presenting as a subservient and proportionate addition to the main roof form. The full-width dormer at No.19 was allowed under permitted development rights, as this building is still a single dwelling and has not

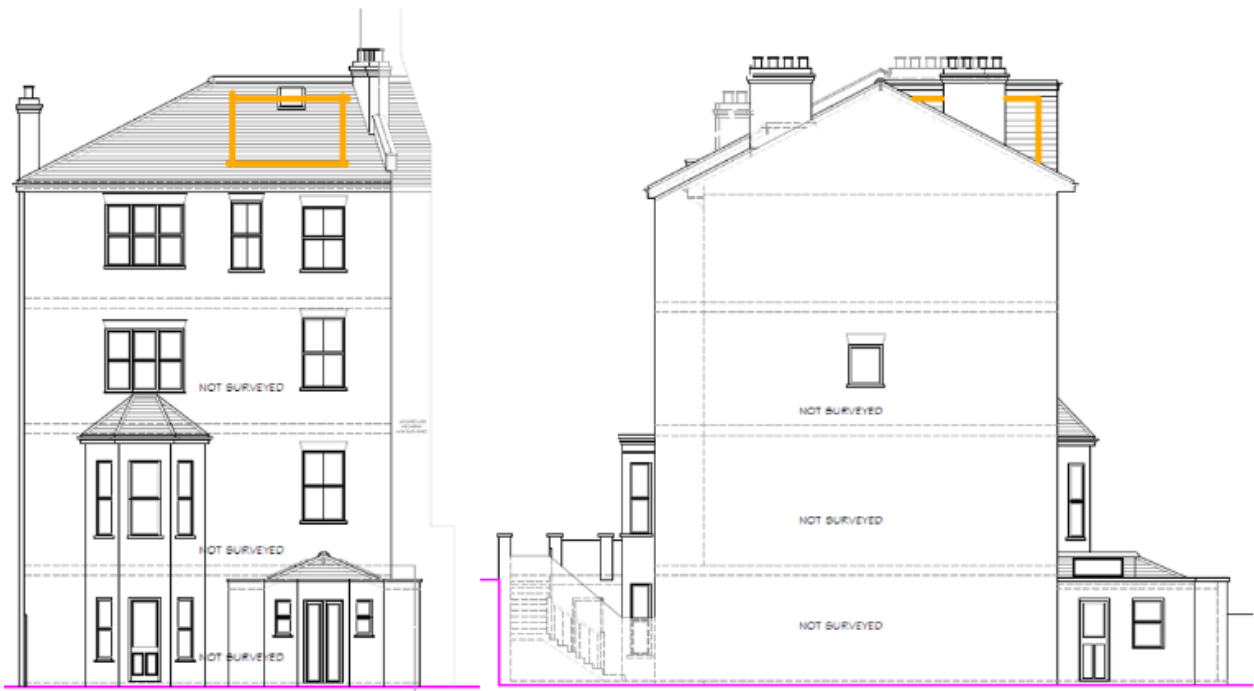
been divided into flats. It is understood that the host building is currently flats and as such permitted development rights are not available for this property.

To summarise, the proposed substantial change to the roof form from hip to gable with associated chimney extensions and full-width dormer are not supportable. The form and scale of this proposed alteration would cumulatively contribute to the loss of key features and overall Italianate character of the building, posing harm to the historic architectural and townscape significance that the Local Listing of this distinctive grouping of dwellings looks to preserve.

### Alternatives:

If the scope of proposed works was reduced to include a modest rear dormer addition only, this may be supportable, provided the following details are adopted (see sketch below for approximate location of potential rear dormer):

- No change to the hipped roof form or chimneys
- Dormer width aligned with the joinery units below
- Dormer height 500mm away from the main ridge and eaves - leaving the form of the roof intact and legible.
- Use of traditional material for cladding – lead etc.



### **Amenity**

The proposal does not introduce any amenity concerns for occupiers of adjacent buildings due to the siting of the proposed works at roof level.

Overall, amenity effects associated with the proposed works are considered acceptable.

### **Conclusion**

The proposed roof additions would pose harm (less than substantial) to the architectural character and form of the end of terrace dwelling and the consistent townscape setting and collective group value of the wider Locally Listed grouping on Oppidans Road. The proposal is therefore contrary to Camden Local Plan policies (D1 and D2), Camden Design Guide guidance and the NPPF (Section 16).

Should a planning application be received for these works, they would not be supported from a heritage perspective, and planning permission would likely be refused. However, subject to amendment of the harmful elements and provision of further detail, there is scope for some smaller scale roof level alterations in this location.

Any project arising will be assessed according to policies D1 and D2 of Camden's Local Plan of 2017, and section 16 of the NPPF 2023. This, among other things, requires Camden to take account of the desirability of sustaining and enhancing the significance of heritage assets; and to weigh harm caused to such assets by development against public benefits accruing therefrom, including securing the asset's optimum viable use.

The proposed works are otherwise considered acceptable in terms of amenity effects.

**This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.**

If you have any queries about the above letter or the attached document please do not hesitate to contact Brendan Versluys on **020 7974 3202**.

Thank you for using Camden's pre-application advice service.

Yours sincerely,

**Brendan Versluys**

**Senior Planning Officer  
Planning Solutions Team**