

01 May 2025

Planning Department  
London Borough of Camden  
5 Pancras Square  
London, N1C 4AG

**Ref: Householder Planning Application for 75 Broomsleigh St. NW6 1QQ**

A Lawful Development Certificate (ref. 2025/1005/P) already permits a full-width dormer on the main roof and a shorter dormer on the flat outrigger roof. Because that certificate can be implemented at any time, it is a material fallback and forms the “existing” baseline for this application. The current proposal simply extends the outrigger dormer 1.5 metres further to the rear, retaining the certified 200 mm setbacks from all roof edges and using identical cladding and slim aluminium windows.

**Context and precedents:** Enlarged outrigger dormers are common in the area: 69 & 59 Broomsleigh Street, 47 Solent Road, 24, 47, 49 & 121 Sumatra Road and 9 Ravenshaw Street all display similar or larger additions. Camden Planning Guidance *Home Improvements* states that, where comparable roof extensions exist, further enlargements may be acceptable.

**Design:** The extra 1.5 m preserves the clear step between the main-roof dormer and the outrigger dormer, so the roof profile remains consistent with neighbouring precedents. Dark-grey composite tiles and powder-coated aluminium windows match the LDC scheme, giving a seamless appearance. No side windows are proposed.

**Neighbour amenity:** The extension sits north of No. 77’s dormer window, so its light remains unchanged. No. 73 may experience slightly longer late-morning shadows, but the existing two-storey outrigger already sets the daylight level and any additional effect is negligible. All glazing faces only the applicant’s garden, so privacy is unaltered.

**Internal benefit and sustainability:** Lengthening the dormer creates a practical storage area and shower-room within the outrigger and leaves the main-roof space free for an unobstructed bedroom—an arrangement better suited to a growing family. Insulation and roof build-up match the approved specification, maintaining compliance with Local Plan policies CC1 and CC2.

Measured against the lawful fallback, this is a modest refinement that improves internal function without materially affecting external appearance or neighbour amenity. It complies with Camden Local Plan policies D1 and A1 and the guidance in Camden Planning Guidance *Design* and *Home Improvements*. Planning permission is therefore respectfully sought.

Kind Regards,



**Teoman Ayas**

For MIM Studios Ltd.