

**From:** Dr Shibley Rahman  
**Sent:** 18 May 2025 15:43  
**To:** Planning  
**Subject:** Planning permission objection 21 Oppidans Road NW3 3AG  
**Attachments:** Planning letter.pdf

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Dear Sir

**Flat 2 21 Oppidans Road London NW3 3AG**

**Erection of dormer to rear elevation and installation of rooflights to front and rear elevations Dormer with triple panel sash window, and small Velux conservation style rooflight to Rear Roof Slope, and 2No. velux conservation style rooflights to Front Roof Slope.**

**Application number: 2025/1711/P**

**Application type: Full Planning Permission**

**I should be grateful if you could make a note of my planning permission objection.**

**I enclose it in my letter herewith attached.**

**I am a leaseholder in the neighbouring property.**

**I submit this objection in good faith and to the best of my knowledge.**

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Dr Shibley Rahman

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18 May 2025

Dear Camden Planning Department,

**Flat 2 21 Oppidans Road London NW3 3AG**

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I am writing as the occupant of \_\_\_\_\_ to object formally to the planning application for a substantial dormer extension at 21 Oppidans Road.

With respect these documents pose substantial issues.

My objection is based on the following grounds, with reference to the submitted plans and supporting documents.

### **1. Substantial visual impact and loss of streetscape character**

The proposed dormer, as detailed in the submitted documents, is of a considerable scale, extending almost the full width of the original roof. This would create a bulky and visually dominant addition, highly visible from the entry to Oppidans Road at Ainger Road. The prominence of this corner means the dormer would become a defining feature of the street's entrance, fundamentally altering the established roofline and the harmonious rhythm of the terrace.

## **2. Detrimental effect on local heritage and townscape**

Oppidans Road forms part of a distinctive Victorian terrace, with consistent roof profiles and original features that contribute to the area's historic character. The application underestimates, arguably, the impact of the dormer on the local townscape. The proposed materials (e.g., zinc cladding, as indicated in the plans) are not sympathetic to the traditional brick and slate palette of the surrounding houses, and the scale of glazing proposed is out of keeping with the original fenestration patterns.

## **3. Precedent and cumulative impact**

While the applicant may wish to cite examples of other dormers in the area, the submitted planning history confirms that none are essentially as large or as prominent as the one proposed at 21 Oppidans Road, particularly at such a visually sensitive corner. Approval of this application would set a precedent for similar large-scale roof extensions, leading to a piecemeal erosion of the area's architectural integrity.

## **4. Overlooking and loss of privacy**

According to the floor plans, the dormer will introduce new windows facing both the rear and potentially the side, resulting in increased overlooking of neighbouring gardens and rear rooms, including those at 20 Oppidans Road. This will significantly reduce the sense of privacy currently enjoyed by adjacent properties.

## **5. Potential non-compliance with Camden's local planning policies**

The Camden Local Plan and relevant Design Guidance (including the Camden Planning Guidance on Design and Heritage) emphasise the need for roof extensions to be subordinate to the host building, not to dominate the roof, and to preserve the character of the area. The scale and design of this dormer do not comply with these policies, as evidenced by the submitted plans and the Design and Access Statement in my view, but I do not work in this specialised area and this is for your experts to ascertain?

## **6. Negative impact on the entry to Oppidans Road**

The application's visualisations and site photographs show that the entry to Oppidans Road from Ainger Road is a key viewpoint, currently defined by a consistent and attractive roofscape. The proposed dormer would be immediately visible upon entering the street, disrupting this important townscape view and diminishing the welcoming and coherent character of the street's entrance. I'd really value your opinion on this?

## **Conclusion**

In summary, the proposed dormer at 21 Oppidans Road represents a substantial and incongruous addition that would harm the character and appearance of both the property and the wider street, particularly at its most visible and sensitive point. I urge the council to refuse this application in order to preserve the unique qualities of Oppidans Road and its setting.

I am a registered medical physician with a substantial expertise in ageing, and so in no way do I work in this specialist field of town planning or architecture. I should be grateful if you could use my objections to stimulate a comprehensive and reasoned discussion of points raised?

Best wishes.

Yours faithfully,

**Dr Shibley Rahman**