



# The Planning Inspectorate

An Executive Agency in the Department of the Environment and the Welsh Office

DISMISSED

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Mr L D Rubin  
80 Upper Park Road  
London  
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F9/16/13  
3956

Your Ref:

Our Ref:  
T/APP/X5210/A/94/233358/P5

Date: 27 APR 1994

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6  
APPLICATION NO: PL/9300727

1. I have been appointed by the Secretary of State for the Environment to determine your appeal against the decision of the Council of the London Borough of Camden to refuse planning permission for the formation of gable end and rear and side dormers at 80 Upper Park Road, NW3. I have considered the written representations made by you and by the Council. I have also considered the representations made by the Belsize Residents Association received by the Council and sent to me. I inspected the site on 18 April 1994.

2. No.80 Upper Park Road is on the end of a terrace of two storey houses of generally similar appearance within the Parkhill Conservation Area. Your proposal seeks to add dormers at the front and rear and create a gable on the side of the house facing onto Garnett Road. I note that, although the application form did not include the front dormer in the description of the development proposed, the application plan and the representations refer to it. The Council came to their decision on the basis of the proposal including the front dormer and, therefore, it is also the basis of my decision.

3. Under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, special attention must be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area. Accordingly, from my inspection of the site and its surroundings and from the representations which have been received, I consider the main issue in this case is the effect the proposed development would have on the character and appearance of this part of the Conservation Area.

4. The policies for the area are contained in the adopted Borough Plan and the Deposit Draft Camden Unitary Development Plan (UDP), each due their respective weight in the appeal. The informal advice in the Council's Supplementary Planning Guidance illustrates some of the factors involved in the design of roof alterations and extensions. However, a high standard of design in conservation areas is a clear aim of both statutory plans and, in particular, the UDP includes policies designed to safeguard the appearance of roofscapes.

5. No.80 is on a corner site and, consequently, the roof of the house is quite prominent. The major alteration to the shape of the roof would occur with the



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creation of the gable and the addition of the rear dormer. The front dormer would be smaller and tend to resemble other front dormers in the terrace. The house on the opposite side of Upper Park Road has a gable on the Garnett Road frontage, but the house itself and the roof are dissimilar to the appeal property and I do not accept that those elements of the other house are a strong argument in favour of your scheme.

6. I consider that the proposed gable on No.80 would appear too dominant in relation to the other similar end terrace houses in the immediate vicinity and the unifying appearance of the roofscape of the general area would be adversely affected. In addition, I believe the rear dormer would appear too large and bulky in relation to its surroundings. Therefore, having regard to the prominent corner site of the house, I do not consider that the development which is proposed would enable either the character or the appearance of this part of the Parkhill Conservation Area to be preserved or enhanced. Accordingly, I intend to dismiss the appeal.

7. You have made suggestions concerning the deletion of the front dormer and also the reduction in size of the rear dormer if the appeal is successful. However, I can only deal with this proposal in the form in which it was considered by the Council. I note your comments about the flats and the car park permitted by the Council, but they do not alter my view about the effects of your scheme. I have taken all the other factors raised into account, including the submitted photographs of roof dormers and gables in the locality, but they do not outweigh those which have led to my decision.

8. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss your appeal.

Yours faithfully

*A Mead*

A MEAD BSc MRTPI AMIQ  
Inspector

