

CHETWYND AND TWISDEN ROADS RESIDENTS' ASSOCIATION

20 September 2013

Fergus Freeney
East Team, Development Control
Planning, Culture and Environment
London Borough of Camden
Town Hall, Argyle Street
London WC1H 8EQ

Dear Fergus Freeney

2013/4687/P, 40 CHETWYND ROAD, NW5

Loft conversion with 2x velux skylight windows to front and new dormer window to rear of existing upper floor flat (Class C3)

We wish to register our strong objection to this proposal.

An similar historical application at 32B Chetwynd Road (2007/2858/P) for a dormer on the same side of the road in part of what is an identical terrace of houses, and a subsequent application for 32B Chetwynd Road (2009/2351/P) for two dormers were both refused. We entirely endorse the Council's reasons for refusing both these applications.

We copy below our objections to 32B (2009/2351P) as these equally apply to the current application for 40(C) (2013/4687/P), a house split into three flats. Please take these as our objections, with the addition that since 2009 the LDF and CPG were published only reinforcing our reasons for objecting.

We ask that the application be refused.

Yours sincerely

Rae Fether
for and on behalf
of the CTRRA Committee

32 Chetwynd Road Application no 2009/2351/P

We strongly object to this application.

1. The applicant refers to the recently approved dormers at 29C Chetwynd Road opposite. However, the terrace on the opposite side of Chetwynd Road within which 29C lies, has an entirely different planning history to Nos 4-54 Chetwynd Road.
2. Similar applications for dormers in this specific part of our conservation area have previously been refused including application 2007/2858/P for this site. Of these, the Council's refusal for 49 Twisden Road was dismissed at Appeal (AP/X5210/A/01/1070608). This appeal specifically referred to the harm caused by existing pre-CA designation dormers.
3. There is no context to the proposed drawings. The setting seems particularly relevant here as on one side there are two single pre-CA dormers on adjacent properties, while the entire rest of the long terrace is completely unspoiled in retaining its original profile

4. We strongly support the officer's report in refusing the previous application for proposed roof alterations on this site (2007/2858/P).
5. Since this refusal the Dartmouth Park CA Statement has been adopted, which further emphasizes the importance of our intact roofscape and the need to protect them from harm. The DPCA topography means that the roofscape of this site is also overlooked from higher ground and from surrounding taller buildings.
6. No alterations to the rear roof profile have been allowed in the backland of Twisden Road 1-51 (odd) and Chetwynd Road Nos 4-54 (even). The buildings are close and form a very intimate space, where all the roofs are visible from both surrounding habitable rooms and gardens; and also from the long views from the street and houses at the east and west returns of Twisden Road.
7. We also object strongly to the proposal to install rooflights to the front roof slope.
8. The scaled internal room height shows that the Residential Development Standard (SPG 40 and figure 1) for habitable rooms (the proposed use given for this application) of 2.3m cannot be achieved. The attic floor plan does not delineate the actual available area at 2.3m. The Chetwynd and Twisden Road properties here have very shallow pitched roofs and even with a dropped floor such habitable rooms cannot be created.
9. For the above reasons we consider this application should be refused as it is contrary to UDP B1.B3, B7 and the Dartmouth Park CA Appraisal and Management Plan.

Chetwynd and Twisden Road Resident's Association 28.9.09