

Boyer

UK House
82 Heath Road
Twickenham
TW1 4BW

T 020 8843 8211
F 020 8843 8219

Date: 24 March 2015
Ref: 14.463/4.0

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

Dear Sir/Madam

Re: 6 Lyndhurst Road, Hampstead, London, NW3 5PX
Householder Planning Application (Reference number: 04061104)

Boyer Planning has been instructed to submit a householder planning application at the above site for a roof extension and alteration to include a new rear dormer, screened side terrace and installation of roof lights. The proposals are being put forward to provide extra habitable space within the residential dwelling.

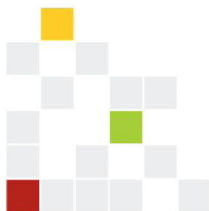
The application has been submitted via the planning portal (PP-04061104) and is supported by proposed and existing plans, elevations, sections and visualizations.

The roof extension, which will not be visible at street level, will match that of which has been built at the neighbouring property, 5 Lyndhurst Road. This application was approved in January 1992 (application reference number: 9100963).

The building is not listed but does lie within a conservation area. In accordance with Camden Planning Guidance policy CPG1 the roof extension has no adverse effect on the skyline, the appearance of the building or the surrounding street scene. With regard to the roof lights these have already been accepted on neighbouring dwellings and are commonplace. The windows are flush with the roof with minimal impact and therefore have no impact of the character of the area. Overall, the proposals would be very modest and in accordance with general design guidance.

The proposed rear dormer on the property has been well positioned 0.7m in from the edge of the roof. This has been done in order for the proposals to look symmetrical to the neighbouring property and to not look out of place.

In accordance with DM DC1 the installation of the additional roof lights and dormer will have no material impact on the character of the area. The wider area includes buildings with front facing gable features and



dormer windows and as such the inclusion of dormer windows is deemed appropriate for the location.

In order to conform to Camden Planning Guidance CPG6 the small side roof terrace has been designed to be largely screened using trellis' and a zinc planter to provide vegetation cover in order to protect the privacy of both the new and existing dwellings.

Overall, the proposal in terms of size, design and location is appropriate and in conformity to Camden Planning Guidance CPG1 which states that "Good design should positively enhance the character and nature of existing buildings on the site and other buildings immediately adjacent and in the surrounding area, and any strategic or local views."

Heritage Statement

As the site is situated within the Fitzjohns Netherhall Conservation Area proposals must be in conformity to the Fitzjohns and Netherhall Conservation Area Statement. The following section states how the proposals at 6 Lyndhurst Road conform to the guidelines set out in this document.

Roof extension

With regards to roof extensions the Fitzjohns and Netherhall Conservation Area Statement states that they are unlikely to be accepted where:

It would be detrimental to the form and character of the existing building;

The property forms part of a symmetrical composition, the balance of which is upset;

The roof is prominent, particularly in long views; and

The building is higher than many of its surrounding neighbours. Any further roof extensions are therefore likely to be prominent.

None of the above is evident in the roof proposals due to development being very discrete in nature and of much similarity to what currently exists.

Dormers/ Velux Windows/ Roof light

For the installation of Dormers, Velux Windows or roof lights the Fitzjohns and Netherhall Conservation Area Statement states how these types of windows at the rear will '*normally be allowed if sensitively designed in relation to the building and other adjacent roofs*'. As the roof light is not visible from the street and the front Velux is very small in size, these editions to the property would not be regarded as altering the character of the dwelling.

Materials

Traditional materials will be retained wherever possible in the development and the use of the original, or as similar as possible, will be used.

Side Decking

The side decking has been designed to preserve the gap between the neighbouring property and provide views through to the rear mature gardens. By not overhanging the boundary wall of the dwelling the symmetry and the composition of a building is preserved.

By adhering to the Fitzjohns and Netherhall Conservation Area Statement Guidelines the proposals would preserve and enhance the character and appearance of the neighbourhood and conform to Policy DP25 Conserving Camden's heritage and Paragraph 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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Pre-Application Advice

For these proposals pre application advice has been provided by the Council (reference: 2015/0841PRE). This advice overall concluded that the proposals are acceptable, however, the issue of neighboring privacy was highlighted. As a result alterations to the side terrace have since been made to provide a means of screening.

Pre-Application Consultation

To inform neighbouring residents and to get feedback on the proposals six letters have been sent to properties close to 6 Lyndhurst Road setting out the proposals and asking for feedback. Generally a positive response was received, and the plans have been amended to address any concerns that neighbours had.

The planning application fee of £172 will be sent under separate cover. I would be grateful if you could acknowledge receipt of the application and fee, and please feel free to contact me if you require any further information or wish to discuss the application further.

Yours faithfully,



Asher Ross
Director

Tel: [Redacted]
Email: [Redacted]

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