

41 Twisden Road, London, NW5 1DL

2015/2088/P

Proposal:

Erection of rear dormer window to existing single family dwelling (class C3)

Reason(s) for Refusal:

The proposed rear dormer window, by reason of its siting and design, would result in a prominent form of development which would have a detrimental impact upon the host building, detract from the integrity of the unaltered roofscape of the group of buildings 1-51 Twisden Road and have a detrimental impact upon the character and appearance of the Dartmouth Park Conservation Area.

The development is therefore contrary to policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

Grounds of Appeal

The following Ground of Appeal have been prepared in response to the reasons for refusal outlined in the Refusal of Planning Permission dated 26 May 15 and seeks to respond to each of the issues identified.

Reason(s) for Refusal:

The proposed rear dormer window,

(a) by reason of its siting(i) and design(ii), would result in a prominent form of development which would have a detrimental impact upon the host building,

(b) detract from the integrity of the unaltered roofscape of the group of buildings 1-51 Twisden Road

(c) and have a detrimental impact upon the character and appearance of the Dartmouth Park Conservation Area.

The development is therefore contrary to policies **(i)** CS5 (Managing the impact of growth and development) and **(ii)** CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and policies **(iii)** DP24 (Securing high quality design) and **(iv)** DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

(a) *by reason of its siting(i) and design(ii), would result in a prominent form of development which would have a detrimental impact upon the host building,*

(i) Siting – The proposed dormer window, although not precisely, generally complies with the advice in CPG1 paragraph 5.11 on the positioning of dormers in the roofscape. Similar in location, size and design to dormers windows recently approved at number 66 and 68 Twisden Road. The proposal is set below the ridge of the roof, similar to Nos 66 & 68 is less than the guidance; however because the proposed dormer is not visible in any distant views there will be no instances of the dormer appearing to project into the roofline, which is the intention of the guidance.

(ii) Design – As indicated above the proposed dormer window is identical in design to the dormer window recently approved at No.66 Twisden Road (2014/2815) and almost identical to the dormer window approved at No.68 Twisden Road (2014/5582) which was described in the case officers report as *‘a sympathetic addition to the host building and would not detract from the CA’* In this regard it is considered that the proposed dormer window is acceptable both in terms of its siting and design.

In response to CPG1 it can be demonstrated that the rear roof slope of No.41 Twisden Road is not visible from the wider conservation area and so will not have an adverse effect on the skyline, the appearance of the building or the surrounding street and consequently should not be considered under the criteria set out in paragraph 5.8 and furthermore being identical in design to the approved dormers window at No.66 Twisden Road must conclude that it satisfies the objectives identified in paragraph 5.11.

(b) detract from the integrity of the unaltered roofscape of the group of buildings 1-51 Twisden Road

The roofscape of the group of buildings 1-51 cannot be considered to be unaltered and intact due to the presence of a modern infill block (Nos 25-35) forming a large proportion of the overall terrace. Whilst of a similar scale to the original Victorian properties the roof of the newer building does not feature projecting Party Walls interrupting the rhythm of the terrace and its sense of unity; also it is finished in brown concrete tiles unlike the earlier properties slate roofing, which further detracts from the authenticity of the original terrace reducing its heritage value. The case officer's report places considerable weight to the planning inspector's opinion expressed in his report concerning the planning appeal for No. 49 Twisden Road, however the case officers report does not acknowledge that No49 is situated towards the end of the terrace and is visible in views from the public domain and most importantly is for two dormer windows of a larger scale than the single modest dormer window proposed and should not be directly compared with the proposal at No. 41 which has different circumstance.

(c) and have a detrimental impact upon the character and appearance of the Dartmouth Park Conservation Area.

The rear roof slope of the site of the proposal is not visible from outside its immediate surroundings and consequently will not have a detrimental impact upon the character and appearance of the Dartmouth Park Conservation Area. The enclosed photographs taken of the host property demonstrate that the rear roof slope is not visible from the public domain from either within the immediate surrounds or the wider conservation area.

Notwithstanding the above, as can be seen from the photographs there exists three separate dormer windows situated at Nos 46, 44 and 30 Chetwynd Road, the roofscape of which due to its unaltered appearance, could be considered a better preserved than Twisden Road and provide a further precedent for the approval of the proposal.

In summary the proposal responds to the identified policies as follows: -

(i) CS5 Managing the impact of growth and development:

The proposal will meet the needs of the Camden resident with a sustainable proposal of the highest quality that respects the environment and heritage whilst not affecting the amenity of the neighboring properties.

(ii) CS14 Promoting high quality places and conserving our heritage:

The proposal by virtue of its similarities to previously approved dormer windows in the local area, in particular No66 Twisten Road, would not result in any conflict with the objectives of the policy.

(iii) DP24 Securing high quality design:

As has been demonstrated the design is sufficiently respectful of its context to ensure that the character and appearance of the wider conservation area would be preserved.

(iv) DP25 Conserving Camden's heritage:

By virtue of its similarity in design with previously approved dormer window identified and that the site cannot be seen either within local or wider views in or towards the conservation area results in the proposal satisfy the requirement of the policy.

41 Twisden Road, Camden



Twisden Road, looking North



41 Twisden Road

41 Twisden Road, Camden



Modern Infill Block - 25-35 Twisden Road



Rear of Twisden Road from the York Rise flats

41 Twisden Road, Camden



Southern end of Twisden Road looking North



Rear View of Western side of Twisden Road looking North

41 Twisden Road, Camden



Looking North in rear gardens of western side of Twisden Road



Looking North in rear gardens of western side of Twisden Road

41 Twisden Road, Camden



Rear view of Eastern side of Twisden Road



Looking North in rear gardens of western side of Twisden Road

41 Twisden Road, Camden



Northern end of Twisden Road, looking towards rear of houses on Western side
(Image from Google Maps)



Northern end of Twisden Road, looking towards Chetwynd Road
(Image from Google Maps)

41 Twisden Road, Camden



Chetwynd Road looking south into Twisden Road
(Image from Google Maps)



Chetwynd Road looking south
(Image from Google Maps)

41 Twisden Road, Camden



South end of Twisden Road looking north
(Image from Google Maps)



Southern end of Twisden Road
(Image from Google Maps)

41 Twisden Road, Camden



Spencer Rise looking south towards Twisden Road
(Image from Google Maps)



Brow of Spencer Rise looking towards Twisden Road
(Image from Google Maps)

41 Twisden Road, Camden



Looking south from the rear of Chetwynd Road from 41 Twisden Road



Looking North from the rear of Chetwynd Road from 41 Twisden Road

41 Twisden Road, Camden



Rear of Nos 60-74 Twisden Road showing new Dormer extension at No.66



Rear of Nos 60-74 Twisden Road (prior to construction of new Dormer at No.66)