

SITE AT 29 ST PAUL'S MEWS, LONDON NW1 9TZ

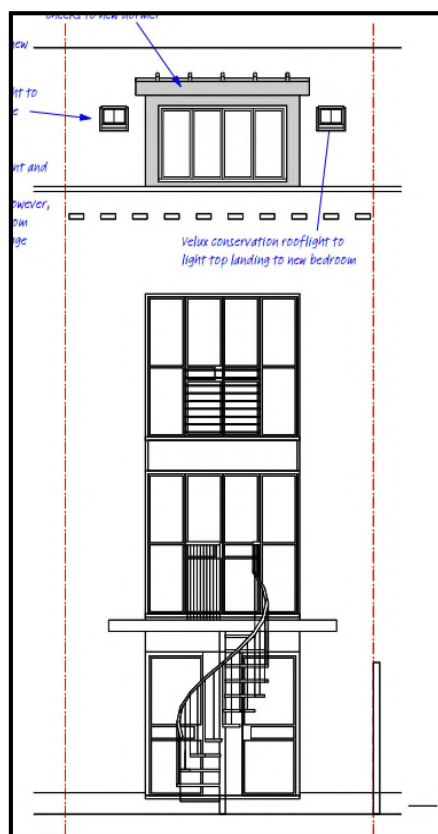
APPLICATION REF: 2015/4418/P

RESPONSE TO CASE OFFICER'S EMAIL OF 26TH AUGUST 2015

Enlarged Rear Dormer

On behalf of my clients, I consider that the larger dormer (as now re-aligned on the attached amended drawings) is justifiable in design and policy (CPG1) terms for the following reasons:-

- CPG1 (para. 5.11 – b) states that '*full-length dormers will be discouraged*'. The proposed enlarged dormer would be far from 'full-length'; it would occupy little more than 50% of the width of the property;
- The approved and constructed rear dormer at 4 St Paul's Mews is the same width as the fenestration on the lower levels of the rear elevation of that property (see elevation below). There is no sense on that property that the dormer should have a subordinate width to the lower windows. The CPG1 (para. 5.11 – d) requirement for dormers to '*relate*' to the façade, and to be '*clearly subordinate to the windows below*' does therefore not include an intrinsic need for a dormer to be narrower than the lower windows.



4 St Paul's Mews – Approved/Implemented scheme

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- Architectural elevation drawing of a brick building facade. The drawing shows a symmetrical arrangement of windows and doors. The central section features a large double door with a transom window above it, flanked by windows. The side sections show smaller windows and doors. The drawing includes dimensions for height and width, and labels for materials like 'BRICK' and 'TIMBER FRAME PAINTED WHITE'. Red dashed lines indicate vertical divisions.

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29 St Paul's Mews – Existing fenestration

- The proposed enlarged dormer would be centrally located, and would very clearly relate to the lower windows. The outer edges of the dormer would align perfectly with the edges of windows on the second floor below. These imaginary vertical lines would also align with identifiable vertical elements in the lower windows. The dormer would therefore relate well to the facade below, as required by CPG1.
- It is submitted that the precise position of the dormer is a matter of architectural judgement given the complexity of openings below but the revised proposal is considered to achieve a balanced and considered form (see below).



29 St Paul's Mews – Proposed rear dormer (current application)

- By contrast, the approved dormer would be asymmetrically located to one side of the property's rear elevation. The revised scheme is therefore considered to be an improvement in terms of the position of the dormer.
- It was agreed during the course of the previous application (when the smaller rear dormer was approved) that the rear elevation of the application property is barely visible from the public realm, and not seen at all from within the Camden Square Conservation Area. The photo below shows the view of the property from the narrow pedestrian route to the rear. From this point, the dormer would be barely seen given the steep angle of view. No other views are available from the south due to existing development.



29 St Paul's Mews – Rear view

- Furthermore, the impact of the increased width of the dormer would not be material in the very constrained 'side-on' view from York Way (below). Any visibility of the side profile of the dormer would be the same as the approved scheme. It should also be noted that land on the left side of this view is currently subject to redevelopment which will soon prevent any wider view of St Paul's Mews from York5 Way.



St Paul's Mews – View from east

Land to left currently subject to redevelopment

- The enlarged and centrally located rear dormer is required so that the applicants can make full use of the loft space, and this approach is consistent with the policy expectation of making best use of Camden's housing capacity. My clients submit as follows:-

"The driving factor behind the proposed modified dormer was to transform a heretofore loft storage room into a viable and compliant bedroom. Locating the dormer more centrally in the home will enable the inclusion of a bathroom against the western party wall. A bathroom is precluded against the eastern wall due to the position of the stairwell. This is important because otherwise, the nearest private bathroom would be two floors below on the 1st floor, which would simply be not viable.

The placement of the dormer to align with external facade features of lower floors, which are; a) not even viewable from the public domain; and, b) largely obscured from even private domain views, would seem to be of a far lower priority than the minor external modification that will enable the creation of an additional bedroom.

We therefore propose a dormer placement that is more centrally positioned within the home while also aligned with features of the rear facade of the second floor of 29SPM, which is the only level that may be physically comparable to the roof at the immediate rear of the home."

Aluminium Doors and Windows

There is precedent for the installation of white aluminium windows and doors at the rear of St Paul's Mews. Planning consent was granted on 20th October 2014 under reference 2014/4904/P to replace the external rear windows and doors at 23 St Paul's Mews with white aluminium framed units.

CHRISTOPHER WICKHAM ASSOCIATES

September 2015