

Date: 11/10/2016
Our ref: 2016/5130/PRE
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Dear Diego Calderon,

Town and Country Planning Act 1990 (as amended)
Re: Flat 3 73 Chetwynd Road, London NW5 1DA

Thank you for submitting a pre-planning application enquiry for the above property which was received on 21/09/2016 together with the fee of £420.

1. Drawings and documents

Site location plan; 101 (00) 103; 101 (00) 104; 101 (00) 201; 101 (00) 250; 101 (00) 251; 101 (01) 103A; 101 (01) 104A; 101 (01) 201A; 101 (01) 251A; 101 (01) 103b; 101 (01) 104bB; 0108-A-02; 101 (01) 201B; 101 (02) 250B; 101 (01) 251B and Design and Access Statement.

2. Proposal

- 2.1 (Option A) Erection of a roof extensions consisting of 1 x rear dormer with and inset terrace to the rear and erection of a dormer window to the front elevation for additional residential floorspace.
- 2.2 (Option B); Erection of a front and rear dormer roof extensions for additional residential floorspace.

3. Site description

- 3.1 The subject site is located on the north side of Chetwynd Road and is located within Sub Area 2 of Dartmouth Park conservation area. The property comprises a three storey building and located within a terraced row of houses with a roof profile of various heights. The host building is subdivided into three flats and the work proposed relates to the upper floor flat (Flat 3) which consists of a small rear dormer with rooflight to the front elevation. The building is not listed. However, the property is located within the Dartmouth Park Conservation Area.
- 3.2 The Dartmouth Park Conservation Area statement describes the area as having “variations in decorative treatment to the buildings profile which is considered key aspects of the sub-area 2 where the property is located. Furthermore, the conservation area appraisal identifies the properties as having pitched roofs, with few roof alterations which gives the area a cohesive and well preserved appearance”.

4. Relevant planning history

N/A

- 4.1 Other relevant sites.

75 Chetwynd Road

8600353 – Change of use and works of conversion to provide two self-contained

maisonettes as shown on drawing no.891/1 Rev B and as revised on 9th may 1986.
Granted 21/05/1986

77 Chetwynd Road

8802093 - Conversion of roof space for use as habitable room. Granted on 25/02/1988.

5. Relevant policies and guidance

National Planning Policy Framework 2012 London Plan 2011

LDF Core Strategy

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

LDF Development Policies

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011/2016

CPG1 Design CPG6

Amenity

Dartmouth Park Conservation Area Appraisal and Management Strategy 2009

6. Assessment

Design

The proposal seeks to add dormer windows to both the front and rear roofslopes. Camden Planning Guidance 1 (Design) provides guidance on roof alterations and extensions and states that the principle of the dormer extension would not be acceptable where the buildings are part of a group where differing heights add visual interest and where a roof extension would detract from this variety of form.

The host sits within a group of 7 terraced properties and three of the properties within this group have large, over dominant rear dormers which varies in design, bulk and scale the properties are No's 75, 77 and No. 69 which consists of a mansard roof extension that was approved in 1986 (8601532) which pre-dates the Local Development Framework (LDF). No's 73 and 75 provide a uniformed character in terms of their design. The fenestration detail varies with a bay window at ground floor level and in the design of the second floor windows with a small rear dormer and a front rooflight erected on the host building and No 75 remains largely unimpaired. Notwithstanding this, the Local Development Framework (LDF), Camden Planning Guidance and the Dartmouth Park Conservation Area Appraisal provide significant weight. The rear roofslopes of the host building have already been altered, the principle of a rear dormer is considered to be acceptable in this location; however both proposals are excessively large, would not be designed to be a minimum of 0.5m below the roof ridge.

Scheme A

The rear roof has a small centrally located dormer extension and it's proposed to demolish this dormer and for the erection of a new dormer extension, and demolition of part of the roof for a roof terrace with an inset balcony to the rear and a front dormer roof extension. The rear dormer is excessively large on roof plan and is considered unacceptable; the inset terrace would not be a welcomed addition and is considered unacceptable in design terms. The dormer extension would not relate well with the windows below in terms of size and proportion and the proposed terrace would have a detrimental impact on the host building by destroying the roof's profile contrary to the Dartmouth Park Conservation Area Appraisal as stated in paragraph 3.2. Furthermore, the terrace would fail to enhance the host building. The design of this alien feature. As such, would fail to respect or enhance the character and appearance of the host

building and wider conservation area.

With regards to the front dormer this is a historic extension that was referred to in the design and access statement. The conservation area appraisal is explicit in regards to roof alteration, which states "The conservation area should retain its historic rooflines, which it is important to preserve, and the erection of additional storeys would fundamentally change the roofline. The proposed extension would be insensitive and the dormers would be intrusive and would harm the historic character of the roofscape. As such, the front dormer would be resisted. The addition of a front dormer is considered overly large and considered unacceptable in principle in this location, the dormer would be contrary to guidance due to the impact it would have on the character and appearance of the host building and the group of buildings it lies within and is not considered as separate small projections on the roof surface

Scheme B

The principle of Scheme B would also be unacceptable due to the proposed bulk and scale. The addition of the rear dormer that would measure approximately 4.2m in width x 3.3m in depth and 2.3m in height would not be considered as an appropriate design dormer extension befitting of a conservation area. The size, scale and bulk would introduce an overwhelming addition at roof level. Furthermore, the extension would not be a subservient addition and unbalance the architectural composition of the host building. The extension would not be acceptable in principle for the same reason as listed above in scheme A. The front and rear dormer extensions combined would be overwhelming due to the size, scale and setting and set an unwelcomed precedent to the Dartmouth Park Conservation Area.

Design conclusion

The proposal seeks the erection of front and rear dormers via two schemes, the accompanied Design and Access Statement makes reference to three unsympathetic designed front and rear dormer extensions which forms part of the terrace. However, the roof extensions long pre-date the Dartmouth Park Conservation Area which is material consideration when assessing this pre-application enquiry.

Each application is assessed on a case by case basis and the previous approvals for 75 and 77 do not set a precedent due to being erected prior to the Local development Framework and the conservation area status. The dormer extensions proposed for both 'scheme's A and B' would fail to enhance the host building and would contribute to the addition of significant scale and bulk due to the combined front and rear dormers being proposed which would have a detrimental impact on the host building and the wider conservation.

The proposal is unacceptable for both schemes and would be contrary to planning policies. As such, both proposals for the front dormer roof extension would not be supported. The principle considerations material to the determination of this application are summarised as follows:

- Design of the proposal on the host building and its impact on the conservation area (visual impact)
- Amenity

Amenity

Policy CS5 and CPG6 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook, noise and disturbance and implications on daylight and sunlight. The proposed terrace would have a significant impact in regards to overlooking and loss of privacy with the surrounding properties and their gardens, given that the terrace would be located at roof level and would therefore be contrary to planning policy. Please note that the comments on amenity do not represent a full and formal assessment of the amenity impacts on the development as neighbours have not been consulted and may present their own objections. Amenity issues would further be explored on a site visit. As such these comments may be altered during the formal application.

If you do wish to proceed with a planning application, for a valid planning application, I would advise you to submit the following:

- Completed form – full planning application form;
- An Ordnance Survey based location plan at 1:1250 scale denoting the application site in red;
- Floor plans at a scale of 1:50 labelled 'existing' and 'proposed';
- Roof plans at a scale of 1:50 labelled 'existing' and 'proposed';
- Elevation drawings at a scale of 1:50 labelled 'existing' and 'proposed';
- Section drawings at a scale of 1:50 labelled 'existing' and 'proposed';
- Contextual elevation drawing showing the neighbouring properties, and;
- The appropriate fee (£172).

Please see [supporting information](#) for planning applications for more information.

We are legally required to consult on applications with individuals who may be affected by the proposals. We would notify neighbours by letter, put up a notice on or near the site and, advertise in a local newspaper. The Council must allow 21 days from the consultation start date for responses to be received. I would strongly suggest you consult neighbours prior to submitting an application.

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

Once you submit the application via the Planning Portal, please email me the 'PP' reference number so that I can pick up the application and process it. If you have any queries about the advice please do not hesitate to contact Obote Hope on 020 7974 2555.

Thank you for using Camden's pre-application advice service.

Regards,

Obote Hope
Planning Officer

Telephone: 020 7974 2555

Please note that the information contained in this email represents an officer's opinion and is without prejudice to further consideration of this matter by the Development Management section or to the Council's formal decision.