

This application is authored by 51 architecture on behalf of Brendan Massam.

**Application for full planning permission, proposals to enlarge approved rear dormer and new front dormer. This application amends the approved proposals detailed in planning permission 2015/4436/P, currently under construction. The relevant application history of the site is as follows:**

2015/4436/P Full Application, registered 01-09-2015

2016/4020/P Non-Material Amendment, registered 02-08-2016

2016/5135/P Non-Material Amendment, registered 21-09-2016

### **Description of Proposal**

The application proposes the addition of a new front dormer, and the enlargement of the approved rear dormer.

The size, appearance and subservience of the proposed dormers have been revised so that they are in keeping with the recently permitted front and rear dormers at 25B Rona Road, application no. 2015/6725/P.

The addition of a new front dormer is a continuation of the pattern of front dormers at the northern end of Rona Road, established by adjacent house numbers 29, 27, and 25.

The traditional sash windows will reflect the approved and existing arrangements of these adjacent dormers at numbers 25 and 27, with a wider central sash flanked by two narrow sashes. In keeping with the approved dormer at no.25, both front and rear dormers will be clad with grey zinc, a colour that is in-keeping the roof terrace slate.

The design responds to the criteria set out in the following policy:

### **Camden Planning Guidance**

Both the front and rear dormer are fully compliant with the detailed dormer criteria set out in point 5.11 of CPG1.

The dormer allows for a habitable internal ceiling height, while the size cannot be considered 'disproportionately large' as it matches the size of the approved plans at no.25 and existing front and rear dormers at no.27. There is sufficient gap (greater than 500mm) maintained below the ridge. While the front face of the dormer is set back from the eaves to the same degree as front and rear dormers of neighbouring properties.

Both dormers will have high thermal performance and allow for natural ventilation of across the roof space in accordance with CPG 3 sustainability.

### **Mansfield Conservation Area Statement**

The Mansfield Conservation Area Statement (2008) states that

'Roof alterations or additions are likely to be unacceptable where a building forms part of a complete terrace or group of buildings which have a roof line that is largely unimpaired by alterations or extensions.'

Rona Road and the wider conservation area are characterised by a number of dormers on both the front and the back pitch (see figure A). Rear dormers are present throughout Rona Road, while there are a number of front dormers on the Road including the adjacent Nos .25, 27 and 29.

The front dormer proposed at No.19 is a continuation of this dormer pattern along the terrace.

### **Drawing Revisions**

Superseded Drawing Nos. 1004G, 1201H, 1101I

Revised Drawing Nos. 1004H, 1201I, 1101J

Location of proposed front dormer



Figure A : Aerial view of 19 Rona Rd showing location of proposed front dormer.