

**Proposed Dormer to rear of:
32B Chetwynd Road, London, NW5 1BY**

1. Description
2. Design Principles

1. Description

32B Chetwynd Road is the upper flat (located at 32 Chetwynd Road) comprising the first, second and third floors. The 'Victorian' building was constructed in about 1876 and lies within the Dartmouth Park Conservation Area.

Front Elevation:



Rear Elevation:



Rear Elevation of neighbouring property at No. 34 Chetwynd Road



2. Design Principles

The proposed dormer has been designed to take account of the guidelines set out in CPG 5.11 (Camden Planning Guidance - Roof Dormers).

a) The pitch of the existing roof is sufficient to allow adequate habitable space without the creation of disproportionately large dormers or raising the roof ridge. Dormers should not be introduced to shallow pitched roofs.

The existing roof pitch is clearly sufficient to allow for the provision of a habitable room. The modestly sized proposed dormer will allow for a small increase in floor area (with usable headroom) to the existing room without the creation of a disproportionally large dormer.

The ridge of the roof is not raised

b) Dormers should not be introduced where they cut through the roof ridge or the sloped edge of a hipped roof. They should also be sufficiently below the ridge of the roof in order to avoid projecting into the roofline when viewed from a distance. Usually a 500mm gap is required between the dormer and the ridge or hip to maintain this separation (see Figure 4). Full-length dormers, on both the front and rear of the property, will be discouraged to minimise the prominence of these structures.

The proposed dormer does not cut through the roof ridge (nor, being a mid-terrace house, cut through a sloped edge of a hipped roof). Whilst the gap between the ridge and roof of the dormer is less than 500 mm it should be noted that there are no distant views of the dormer and the opinion of The Planning Inspectors comments* in relation to an Appeal Decision for 41 Twisden Road are particular pertinent to this application. The relationship of ridge to the dormer on 41 Twisden Road is virtually identical to the one proposed for this current application.

The proposed dormer is not full length - it is less than 50% in width than the roof slope in which it is situated. (Roof slope width is 4 630 mm and proposed Dormer width 2 100 mm).

*Appeal Decision for 41 Twisden Road, London, NW5 1DL (Appeal Ref: APP/X/210/D/15/3132754). The Planning Inspector allowed the Appeal and stated 'Whilst I acknowledge that the distance between the roof and the dormer and the ridge of no 41 is slight, it would not cut through the roof ridge, and in combination with its overall scale, it would not result in the creation of a disproportionally large dormer' (Appeal Decision point 4).

c) Dormers should not be introduced where they interrupt an unbroken roofscape.

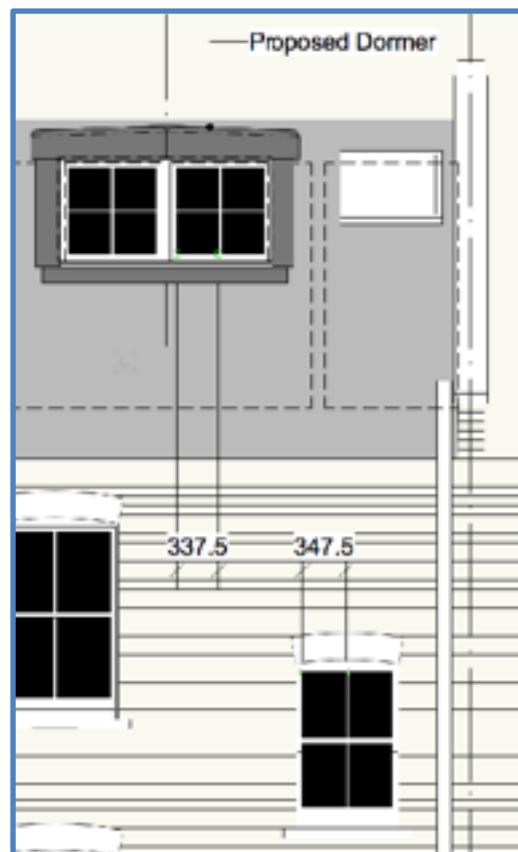
The existing roofscape is broken by other existing dormers, rooflights and party walls extending above the roof plane.

d) In number, form, scale and pane size, the dormer and window should relate to the façade below and the surface area of the roof. They should appear as separate small projections on the roof surface. They should generally be aligned with windows on the lower floors and be of a size that is clearly subordinate to the windows below. In some very narrow frontage houses, a single dormer placed centrally may be preferable (see Figure 4). It is important to ensure the dormer sides (“cheeks”) are no wider than the structure requires as this can give an overly dominant appearance. Deep fascias and eaves gutters should be avoided.

As the width of the house is relatively narrow it is considered appropriate to provide a single dormer placed within the roof slope rather than lining up with the existing fenestration of the rear elevation, much as a practically identical situation approved by Camden Council for 37 Chetwynd Road*

* Planning Permission ref 2010/6324/P granted for 37 Chetwynd Road, London, NW5 1BX on 31 January 2011

The fenestration of the proposed dormer is subordinate to the windows below. The window size has been derived from a slightly smaller glass pane size to that of the staircase landing window on the second floor (being the smallest existing window on the rear elevation).



e) Where buildings have a parapet the lower edge of the dormer should be located below the parapet line (see Figure 4).

There is no parapet.

f) Materials should complement the main building and the wider townscape and the use of traditional materials such as timber, lead and hanging tiles are preferred.

The proposed dormer will be constructed using traditional materials appropriate for the conservation area. The dormer roof, cheeks and flashings will be in lead in accordance with good detailing practice recommended by The Lead Development Association (as detailed on application drawing no. 234/ P 02). The windows will be in timber.