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Project: 26 Agamemnon Road, NW6 1DY – loft conversion and associated works
Client: Nicolas Trebino
Date: 19th January 2017

FAO: Charlotte Meynell

Reference 2016/7018 - Loft conversion involving the installation of a rear dormer extension, 3 x front rooflights and 2 x rear rooflights.

Dear Charlotte,

Following your email of Thursday the 5th of January and our brief telephone conversation on Friday the 6th of January, I now submit revised plans and elevations for your consideration.

I would also like to take this opportunity to address the concerns you have raised.

You advised in your email that the proposal, as originally submitted, would not comply with council policy and guidelines with particular reference to CPG1.

I am aware that the rear dormer we propose here would be wider than those shown in the diagram on page 42 of CPG1 - although I note that these diagrams appear to show examples of dormers on front roof pitches.

Section 5 of CPG1 *Roofs, terraces and balconies* begins with key messages which include 'scale and visual prominence', 'the effect on the established townscape and architectural style', and 'the effect on neighbouring properties'.

We believe that the specific position and surroundings of this property should be afforded particular consideration. I have walked around the block which contains the property in an attempt to take photos back to the site, however I found no clear sightlines of the rear pitch of the main roof from street level, all are obscured by buildings and/or trees (see Images 1-4). The disused reservoir site at the centre of the block is not accessible to the public and is surrounded by mature trees which provide significant screening. My opinion is that the views to the roof of the proposed dormer would be limited to those from the upper floors of a handful of properties along Gondar Gardens, directly to the north (see Image 5), and the gardens of the immediate neighbour, No. 28 and the lower flat at No. 26. The pattern of rear outriggers would prevent views to the dormer from the other gardens. It would not be visible from more distant views.



Image 1. Aerial view of the block bounded by Agamemnon Road, Gondar Gardens and Hillfield Road

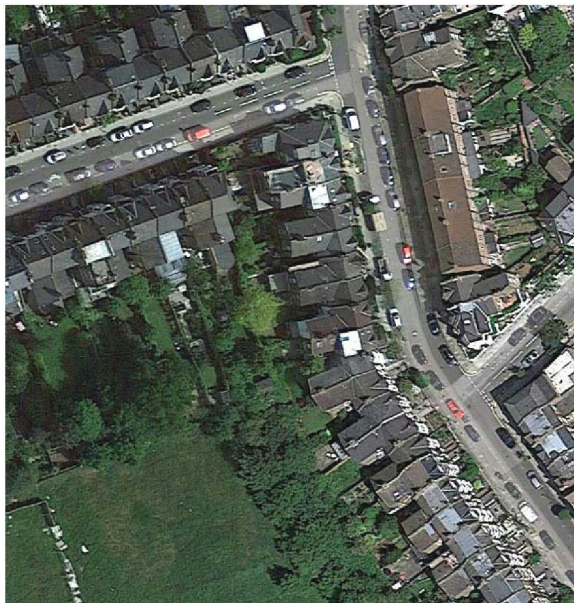


Image 2. Aerial view of the terrace containing Agamemnon Road



Image 3. View from Gondar Gardens close to junction with Agamemnon Road, looking south towards the site



Image 4. View from west section of Gondar Gardens, looking over the disused reservoir west towards the site

CPG1 states that new or altered dormers to neighbouring properties may not form a precedent for new development. However the existing roofline is not unbroken. There are existing dormers to the properties in the same terrace to the north; at No. 48, No. 46, No. 44 and No. 32. Agamemnon Road. The properties share the architectural design of the original house at No. 26. Many of the dormers are large and were done under permitted development rights. Had the subject property not previously been split into flats, it would benefit from current permitted development rights, therefore a full-width dormer set-back 200mm from the existing eaves would be possible - a much larger volume than is proposed here.

I note that similar sized dormers to the roofs of flats were granted permission via appeal at Flat C 26 Loveridge Road (2015/5283/P) and 2 Smyrna Road (2013/1116/P), both of which were within the London Borough of Camden.



Image 5. View looking north to Gondar Gardens - camera held out of rear 2nd floor window at No. 26

In response to the specific comments raised in your email of 5th of January, we have amended the proposals to raise the base of the dormer in elevation so it begins 500mm above the eaves; in effect pulling the face of the dormer back in plan. So it now has a 500mm or greater gap at the base and sides. The face of the dormer would be just over 1700mm at its highest point, which does not appear disproportionately large in the rear elevation.

We have also lowered the roof height of the dormer, to 350mm below the ridge line, which is as far as we believe is practicable. To maintain sufficient head-height in the loft room, the 1st floor ceiling has also been lowered further to accommodate this amendment. We do not feel that the dormer can be lowered any further without compromising the ceiling detail around the windows at first floor level. I note that the guidance under CGP1 5.11 b) states that 'usually a 500mm gap is required between the ridge or hip to maintain this separation'. Due to the limited visibility discussed above we believe it would be appropriate to relax this guideline in this instance.

Regarding the rooflights, I assume that your raising those as an issue was in regard to their projection from the plane of the roof rather than being flush. We have therefore amended the proposed rooflights to be flush with the roof finish.

In conclusion, we believe that the amendments we have made to the proposed scheme, together with the arguments I have set out above regarding the limited visibility of the proposed dormer represent a strong case for the approval of this scheme.

Kind Regards,

Joe Wright