



Regeneration and Planning
London Borough of Camden
2nd Floor
5 Pancras Square
London
N1C 4AG

9th November 2017

Dear Sir/Madam,

2017/5485/P - Flat C, 9 Medley Road, London NW6 2HJ

Proposed loft conversion involving the installation of 1 x front dormer window and 1 x rear dormer extension.

We write with reference to the above planning application, to provide support for the proposal on behalf of the applicant.

It is noted that concern has been raised regarding the introduction of dormer windows to the front and rear and that these are considered unacceptable in principle, giving rise to the suggestion that the application be withdrawn. The following will address the stated concern.

Context

Number 9 Medley Road is positioned towards the end of the terrace on the western side of the road; the property has a basement level and two above ground stories. The property is not Listed and does not lie within a Conservation Area. The terrace is terminated by a larger property, Aerynn House, directly adjacent, to the south of No.9, which is set forward and is a whole storey taller than No.9 resulting in a blank gable wall above the roof level of the application property.

Medley Road is a short tree-lined cul-de-sac running southwards off Iverson Road in West Hampstead. Both Medley Road and Iverson Road are characterised by 2 and 3 storey terraced properties from the Victorian era and Iverson Road has dozens of examples of dormer extensions that sit perfectly well and unobtrusively in the street scene.

When viewing the application site from Iverson Road, which is the principle public visual receptor, two things are immediately apparent. Firstly, the trees lining Medley Road obscure views of the property for much of the year when the trees are in leaf, these trees are protected by a Tree Preservation Order. Secondly, there is a significant amount of high level development framing views of the application site, being the residential redevelopment of the former industrial area and former goods yard on Heritage Lane. The Heritage Lane development comprises 7 apartment buildings up to 12 stories high and completely dominate the streetscape and indeed the roofscape of Medley Road.

There are no clear public views of the rear of the site or the rear roof slope.

It is noted that planning permission was granted for a dormer window at No.5 Medley Road under planning application ref: 2007/1270/P. The Officer's report stated:

The proposal works are considered to be respectful of the character and appearance of the building, preserve the character and appearance of the streetscene, and will be unobtrusive in the surrounds and in no way detrimental to the amenity of surrounding properties. The works are considered to have appropriate regard for relevant policies of the Replacement UDP

The proposal was also found to be consistent with the requirements of Figure 3 of Section 41 (Roofs and terraces) of the CPG, being set up 0.5m from the rear eaves line, the ridge and from either side boundary.

Camden Planning Guidance

The dormers proposed for No.9 Medley Road have been designed to reflect the policies of CPG1, the dormers are centrally positioned within the roofslope, set up from the eaves and well down from the ridge, the publically visible front facing dormer is subordinate in size to the windows below and positioned to respect the rhythm of the façade. The proposal is consistent with the design guidance of CPG1.

Paragraph 5.8 of CPG1, referenced by the Case Officer, states that a roof alteration or addition is likely to be unacceptable where there is likely to be an adverse effect on the skyline, the appearance of the building or the surrounding street scene, including where *Complete terraces or groups of buildings have a roof line that is largely unimpaired by alterations or extensions.*

The terrace does not have a consistent roofline, Aerynn House is a very prominent an abrupt feature that distinctly breaks the run, so paragraph 5.8 is not considered relevant in this instance.

Paragraph 5.11 is also referenced by the case officer, which states that dormers should not be introduced where they interrupt an unbroken roofscape. We have two concerns with reliance on this paragraph to frame an objection to the proposed development. Firstly, as with paragraph 5.8, this is not an unbroken roofline, or roofscape. Secondly, the roofscape can only be viewed and considered in context; the context being a roof that is partly obscured by trees, framed by the side elevation of Aerynn House and viewed in the overall context of the new build residential apartments of Heritage Lane. From public viewpoints, principally passers-by on Iverson Road, the proposed front dormer will be hardly noticeable and entirely inconsequential in the overall streetscape and roofscape. The rear dormer will remain hidden from public viewpoints.

The proposal does not offend the principles of CPG1 and the dormer windows are consistent with the specific design guidelines.

Other Material Consideration

It is noted that alongside the 2017 Housing White Paper, the Government published the results of an earlier consultation on '*Upward Extensions in London*'. The responses were broadly positive and the Government has stated:

It is clear that building up has a role to play in meeting the need for new homes across the country, not just in London, and the Housing White Paper proposes a package of measures to support building at higher densities and using land more efficiently for development. Our intention is therefore to take forward the policy option through the National Planning Policy Framework to support the delivery of additional homes by building up.

The proposed development is considered to be consistent with this emerging government policy position of encouraging upwards extension development to make more efficient use of land and buildings available.

Conclusions

It is considered that on objective assessment of the proposal against the cited policies and consideration of the proposal in the context, the suitability of the proposal is clear.

The proposed dormer windows are consistent with the design guidance; they would be unobtrusive, they are sensitively designed and have no impact on the character of the property or the wider streetscene and roofscape.

It is respectfully requested that consideration is given to the above and planning permission granted for the dormer windows enabling the loft conversion.

Yours faithfully

[Redacted signature]

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