

72 Pymer's Mead  
London SE21 8NJ  
T: 020 8670 9057  
F: 0871 750 3557  
M: 07947 043 104  
mail@kmheritage.com  
www.kmheritage.com

Trevellyan Developments Limited  
Estate Management office  
Greenills Estate  
Tilford Road  
Tilford  
Surrey GU10 2DZ

Friday, March 2, 2018

0900 9 Medley Road, NW6

Dear Mr Trevellyan

**9 Medley Road, London, NW6 2HJ : Planning Reference 2017/5485/P**

I am writing regarding the following proposed development:

“Installation of 1 x front dormer window and 1 x rear dormer extension to provide habitable accommodation within the roof for the first floor flat”

The planning application was refused on 20<sup>th</sup> December 2017. The reason for refusal was:

“The proposed dormer extension, by reason of scale, bulk, detailed design and location on a row of terrace properties with an otherwise unimpaired roofline, would be detrimental to the character and appearance of the dwelling and the group of properties in the terrace of

which it forms a part, contrary to Policy D1 of the London Borough of Camden Local Plan 2017 and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan”.

Having reviewed the proposals and having regard for the reason for refusal I have the following observations:

The character of the area, whilst predominantly residential and of a late 19<sup>th</sup>/early 20<sup>th</sup> century development is made up of a variety of buildings of differing heights and scale and detailing. A large number of the houses that make up the area have had dormers installed. These are often of different proportions size and detailing but the most common style on the front elevation is of a single pair of casement windows with an arched head to the dormer.

Medley Road does not lie within a conservation area.

The proposed dormer to the front elevation has taken its cue from the other dormers found on a multitude of residential properties of a similar age and style – all of which visible from Medley Road.

No.9 Medley Road cannot be said to form part of an unbroken terrace. Unlike the others on the west side of Medley Road, No.9 has a three storey square bay that sets it apart from the others to the north and to the south the building (whilst of a similar age) is of an entirely different proportion, with painted brick work and the passageway to the rear.

Within this context of variation that pervades both Medley Road and Iverson Road, the front dormer is a sympathetic and appropriate proposal.

The larger dormer proposed for the rear elevation will provide improved headroom and light to the top floor and is entirely typical of dormers inserted into a rear elevation – as can be seen on multiple properties along nearby Iverson Road from Medley Road.

Unlike those, this will not be visible from the public realm and therefore will have no impact on the character of the area at all.

Overall, the proposals would appear to be modest within their context and entirely reasonable.

Yours sincerely

Nick Collins BSc (Hons) MSc MRICS IHBC