Application for a loft conversion at 31 Achilles Road , NW6 1DZ – Supporting Evidence

The design for this loft conversion has been based on the design that was approved at 26 Agamemnon Road, London, NW6 1DY.

The application was originally refused, however it was since appeal successfully ref – APP/X5210/W/17/3171177.

The reasons for the successful appeal were;

Reasons 4. The appeal site is part of a two storey terrace of properties, incorporating tall back to back offshoot extensions to the rear. Beyond the rear boundary of the appeal site, immediately to the west, is the tall perimeter planting associated with the Gondar Gardens Reservoir site. This site is currently inaccessible to the public.

 5. The proposed dormer extension would be substantially set within the main rear roof slope of the dwelling but would also encroach into the shorter lean-to roof of the offshoot extension, via the hip line between the two parts of the building. This arrangement would constrain the rear facing elevation of the proposed dormer, necessitating the use of an unconventional, irregular shaped window.

6. The dormer would be visible from close range within the rear yard areas of the appeal site and adjacent property. However, being set in markedly from the edges of the main roof, particularly from the sides and eaves line, it would be subordinate in scale to the main dwelling and would not appear as a dominant feature. Furthermore, whilst it would encroach over the hip line between the two parts of the building, this encroachment would not be at all distinct or obtrusive due to the hip line resting in a valley location between the two roof slopes.

 7. From the rear of properties further along the terrace to the south, the dormer would be significantly screened by the apex of the off-shoot extension. During my visit it was apparent that the rear of the appeal site and adjoining parts of the terrace would not be visible from public viewpoints along Gondar Gardens to the north and west of the site.

8. Even if in the future the reservoir site were to become accessible to the public, it seems to me that the tall perimeter planting within that site would serve to screen or substantially filter views of the proposal, whilst negating any sense of the appeal site appearing as part of a cohesive and unaltered section of the terrace. I also noted during my visit that dormer extensions have previously been added to the rear of other dwellings along the terrace, visible from Gondar Gardens, close to the junction with Agamemnon Road. If the development were to become visible from the reservoir site, it would not therefore be in the context of an otherwise unbroken roofscape.

 9. Taking the aforementioned factors into consideration, I conclude that the dormer would not appear incongruous, nor would it appear as an interruption to an otherwise unimpaired roofline. Whilst it would incorporate an unusually designed window, this would be substantially hidden from view and so would not tend to draw the eye. Consequently, taking into account the above context, the proposal would not result in harm to the character and appearance of the dwelling or surrounding area.

10. The development would not therefore conflict with the Policy CS14 of the Camden Core Strategy 2010; Policy DP24 of the Camden Local Development Framework Development Policies 2010; Policy D1 of the Draft Camden Local Plan or Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015 insofar as they seek to promote the highest quality of design having regard to character, setting and context.

11. I have taken into account the Council’s Design Planning Guidance (CPG1) 2015, which sets out various guidelines for the design of roof dormers. The proposal would not strictly accord with all of the guidelines therein, however the specific circumstances of this case, as set out above, serve to justify the development.

Conditions and Conclusion

1. For the above reasons, and having considered all other points raised, I conclude that the appeal should succeed and planning permission be granted.

2. Conditions specifying the plans and requiring details to be agreed of the materials to be used in the external surfaces of the dormer extension are needed to safeguard the character and appearance of the area.

The design for 31 Achilles Road, NW6 1DZ has been designed with the above points in mind and comply the reasons for the successful appeal at26 Agamemnon Road, London, NW6 1DY.