Dartmouth Park Conservation Area Advisory Committee comments

23 TWISDEN ROAD, NW5 1DN – 2019/0582/P

Erection side infill extension, replacement doors ground floor, installation three roof lights to rear slope

OBJECT to part of the application

The application includes, but is not shown on the application description, a Change of Use. of the loft space from non-habitable to a habitable room. We object to this.

The very shallow roof spaces of the Twisden Road two-storey cottages cannot provide a habitable room space, not even as shown, with a lowered first floor ceiling. The drwg shows a 2.163m centre height. As per the CPG Amenity habitable room sizes of a minimum of 2.3m ceiling height is required, and adequate circulation floor space. This proposal cannot provide this. These small cottage properties are well laid out with one large and two small bedrooms. Access to the attic for non habitable purposes makes a useful contribution as the properties lack storage space.

Rooflights: Any rooflights to the main roof to be set flush and of the conservation roof type.

Chimneys and pots: Existing chimney pots are not shown. These should be retained.

Roof finial: If the property is to be externally redecorated it would aid the character of this well preserved streetscape to reintroduce a copy of the original finial (see DPCAAMS)

Existing bathroom window: The attractive existing sash window is an original historic feature and should be retained.

Infill design: Can be seen from public space in Twisden Road. Also viewed along the gardens of the adjacent Camden Council Freehold block of flats, replacing the view of planting above the boundary wall, the heightened wall and sloping roof look discordant and over dominant. The view of the infill extension from the rear of the Chetwynd Road houses located in close proximity, is of an excessive ill proportioned bulk. A more usual modest infill with regard to the effect of light pollution would be more appropriate. Immediately to the rear the resident is elderly and infirm and unlikely to be able to comment on this application.

Infill rooflight: excessively large introducing lightpollution.

Downpipes: Rainwater and waste.

The re-routed rain water discharge pipe is shown as an exposed downpipe set in a gap between the infill and the cutback existing wall. This is an odd detail, if nothing else for future maintenance.

The application form states the applicant as resident at this address. The property has remained empty since it changed hands, contrary to the application form box. As the internal ground floor layout is shown extensively reconfigured, it is pertinent that

It is structurally compliant.