

Kate Henry
Development Management
London Borough of Camden
London
N1C 4AG

VIA PLANNING PORTAL

19 June 2019

Dear Mrs Henry,

RE: TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
No.30 Ellerdale Road, London, NW3 6BB

On behalf of our client, Mr Susskind are pleased to enclose an application for planning permission for the insertion of two front dormer windows.

Planning Application Submission

The application is submitted via the Planning Portal and comprises:

- Application form;
- Relevant fee;
- Existing and proposed floorplans;
- Existing and proposed elevations;
- Design and Access Statement

Planning Analysis

Policy D1 of the Camden Local Plan (2017) seeks to secure high quality design in development. Developments are expected to:

- respect local context and character;
- preserve or enhance the historic environment and heritage assets; and
- comprise details and materials that are of high quality and complement the local character.

Policy D2 of the Camden Local Plan (2017) expects proposals to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

Camden Planning Guidance (CPG) relating to Extensions (March 2019) requires new dormers to be designed sensitively to sit within the roof slope so that the overall structure of the existing roof form is maintained. KSR Architects have reviewed page 17 of the CPG relating to front dormers and the proposal is designed to read as a sympathetic addition to the house. The dormers are set in from all sides and relate to the windows below. The dormers are subordinate in size to the windows below and are set well below the roof ridge. Front dormers along Ellerdale Road are not uncommon. Further details relating to the host dwelling and the surrounding area can be found within the Design and Access Statement. Overall, the proposal complies with the Local Plan and we respectfully request that planning permission is granted. Please do not hesitate to get in touch should you have any questions.

Yours faithfully,

Zenab Haji-Ismail MRICS
Planning Consultant