

Application No:	Consultees Name:	Received:	Comment:
2019/3108/P	Tom Bower	14/08/2019 14:26:28	OBJNOT

Response:

The current application is effectively a repeated version of application 2018/6386/P which the council rightly rejected on the grounds that it destroyed the symmetry with the other half of the semi-detached house, number 10, and as such was wholly contrary to the Conservation Area Statement for Fitzjohns/Netherhall.

The proposed dormers will be detrimental to the special character of the conservation area.

In crude vernacular, if the proposed additions were approved, the symmetry of the combined building would be destroyed and would irreversibly damage the special features of a fine early Victorian house which is protected under Camdens detailed guidelines.

While undoubtedly, several roofs in the street have been blighted by unfortunate approvals given during the 1970's, in recent years Camden council has been far more diligent to protect the remaining symmetry of this distinctive road. The proposed scheme would re-ignite past vandalism of the roads appearance, and I would therefore urge the council to reject the latest application.

The application suggests that the proposed dormers match existing dormers of the neighbours. That is untrue regarding the matching semi-detached house, 10 Thurlow Road

The two pertinent guidelines which would be contravened by the proposed construction are:

1] In D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017, under the section headed under DDesign on page 224, Para 7.1 states: The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Under the heading Local context and character,

Para 7.2 states: The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- ↳ character, setting, context and the form and scale of neighbouring buildings;
- ↳ the character and proportions of the existing building, where alterations and extensions are proposed;
- ↳ the prevailing pattern, density and scale of surrounding development;
- ↳ the impact on existing rhythms, symmetries and uniformities in the townscape;
- ↳ the composition of elevations;

The guidelines continue in para 7.4 to state:

Good design takes account of its surroundings and preserves what is distinctive and valued about the local area. Careful consideration of the characteristics of a site, features of local distinctiveness and the wider context is needed in order to achieve high quality development which integrates into its surroundings.

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Character is about people and communities as well as the physical components. How places have evolved historically and the functions they support are key to understanding character. It is important to understand how places are perceived, experienced and valued by all sections of the community. People may value places for different reasons, often reflecting the services or benefits they provide for them. In addition, memory and association are also a component of how people understand a place. All of these values and experiences are part of understanding the character of a place. Planning applications should include a Design and Access Statement which assesses how the development has been informed by and responds to local context and character.

In its substance, the application ignores or contradicts these requirements.

Under the heading 'Heritage', the following is the council's guideline:

7.41 The Council places great importance on preserving the historic environment. Under the Planning (Listed Buildings and Conservation Areas) Act the Council has a responsibility to have special regard to preserving listed buildings and must pay special attention to preserving or enhancing the character or appearance of conservation areas. The National Planning Policy Framework states that in decision making local authorities should give great weight to conservation of designated heritage assets in a manner appropriate to their significance. The Council expects that development not only conserves, but also takes opportunities to enhance, or better reveal the significance of heritage assets and their settings.

In its substance, the application ignores or contradicts these requirements.

2] The second Camden guideline which would be contravened is the council's 'Conservation area statement for Fitzjohns/Netherall'. The relevant guide for Thurlow Road states the following principles:

On page 30, 9 Thurlow Road is included as a listed building which makes a positive contribution to the special character and appearance of the area.

Critical to this, in the following paragraph headed 'Roof alterations' the guideline describe that a feature of the houses in Thurlow Road is the visibility of the roof. The passage continues that insensitive alterations can harm the character of the roofscape with ...intrusive dormers, inappropriate windows.

On page 38, the guideline stress that 'elevational alterations' have caused 'lost elements of the original details' of houses in the area and as a result, the additions have 'eroded...the character and appearance of the area'. In particular, the passage refers to the addition of 'new windows which impairs the architectural integrity of buildings'.

The passage 'Roof Extensions' - F/N15 - on page 41 points out the 'harmful effect' of some roof extensions and in particular to take into consideration the 'adjoining properties' and the danger of causing 'upset' to the 'symmetrical composition'.

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				<p>The passage - FN/16 - concludes that (Dormers at the front and side will not be allowed where a cluster of roofs remain largely if not necessarily completely unimpaired.)</p> <p>While undoubtedly, several roofs in the street have been blighted by unfortunate approvals given during the 1970s, in recent years Camden council has been far more diligent to protect the remaining symmetry of this distinctive road. The proposed scheme would re-ignite past vandalism of the roads appearance, and I would therefore urge the council to reject the proposed dormers.</p>
