

41 Dartmouth Park Road, London NW5 1SU

Planning, Design & Access and Heritage Statement

For Talia and James Barry

August 2019



Doyle Town Planning + Urban Design

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1 Introduction and context

Introduction

- 1.1 Please find attached materials to support a householder planning application for the proposed extension and other alterations to No. 41 Dartmouth Park Road ('the application property').
- 1.2 This statement comprises a combined planning, design and access statement (DAS) and heritage statement.
- 1.3 The development comprises:
 - A single dormer window to the rear roof slope.
 - A conservation rooflight to the front roof slope.

Drawings and Plans

- 1.4 Please find enclosed the following submitted documents, plans and drawings:

Existing plans

Drawing Title	Reference	Scale	Date
Location Plan	Ref 1095 001	1:1250@A3	August 2019
Existing Site Plan	Ref. 1095 002	1:50@A1/1:100@A3	August 2019
Existing Lower Ground Floor Plan*	Ref. 1095 100	1:50@A1/1:100@A3	August 2019
Existing Ground Floor Plan*	Ref. 1095 101	1:50@A1/1:100@A3	August 2019
Existing First Floor Plan*	Ref. 1095 102	1:50@A1/1:100@A3	August 2019
Existing Second Floor Plan*	Ref. 1095 103	1:50@A1/1:100@A3	August 2019
Existing Attic Floor Plan	Ref. 1095 004	1:50@A1/1:100@A3	August 2019
Existing Roof Plan	Ref. 1095 105	1:50@A1/1:100@A3	August 2019
Existing Front Elevation	Ref. 1095 200	1:50@A1/1:100@A3	August 2019
Existing Rear Elevation	Ref. 1095 201	1:50@A1/1:100@A3	August 2019
Existing Section A-A	Ref. 1095 202	1:50@A1/1:100@A3	August 2019
Existing Section B-B	Ref. 1095 203	1:50@A1/1:100@A3	August 2019

* No changes proposed

Proposed plans

Drawing Title	Reference	Scale	Date
Proposed Site Plan	Ref. 1095 003	1:50@A1/1:100@A3	August 2019
Proposed Second Floor Plan	Ref. 1095 113	1:50@A1/1:100@A3	August 2019
Proposed Attic Floor Plan	Ref. 1095 114	1:50@A1/1:100@A3	August 2019
Proposed Roof Plan	Ref. 1095 115	1:50@A1/1:100@A3	August 2019
Proposed Front Elevation	Ref. 1095 210	1:50@A1/1:100@A3	August 2019
Proposed Rear Elevation	Ref. 1095 211	1:50@A1/1:100@A3	August 2019
Proposed Section A-A	Ref. 1095 212	1:50@A1/1:100@A3	August 2019
Proposed Section B-B	Ref. 1095 213	1:50@A1/1:100@A3	August 2019

Supporting Documents and Statements

- Application form
- Ownership form
- CIL Form.
- Planning, Design and Access and Heritage Statement. Doyle Town Planning and Urban Design, August 2019 (this document).

2 Existing and proposed development

Existing context

Surrounding area

- 2.1 Dartmouth Park Road is a wide, tree-lined avenue with substantial detached, semi-detached and short terraces of mid to late Victorian and Edwardian villas. The road gently rises to the east, with the application property situated towards the middle section.
- 2.2 There is an established residential land use pattern across the area.
- 2.3 There is a later twentieth century mews development adjoining the rear garden boundary.

Application property

- 2.4 The application property is a two-storey plus basement terraced house with raised ground floor. The property is arranged as a single dwelling house.
- 2.5 The application property forms the middle of three villas that are similar in form and character; except that the bookend buildings (Nos. 39 and 43) have hipped roofs.
- 2.6 There are substantial chimneystacks to both party walls extending from front to rear. This creates a strong visual divide.
- 2.7 The property is within the Dartmouth Park Conservation Area and is considered to make a positive contribution. It is within 'Sub Area 2 - Dartmouth West' and the property matches the typical features of the Sub Area described in that guidance.

Proposal

- 2.8 It is proposed to form a single dormer in the rear roof slope and install a small conservation-type rooflight to the front roof slope.
- 2.9 No other changes are proposed.
- 2.10 There will be no change in the number of dwellings and the residential use (C3(a)) will remain unchanged.
- 2.11 A fuller description of the proposed development is given in Chapter 5 of this Statement.

3

Planning history

Application property

- 3.1 Permission was granted for the installation of 5 roof lights to the rear roof slope, but has not been implemented.

Adjacent properties

29 Dartmouth Park Road

- 3.2 Permission was granted and recently implemented for a rear roof slope dormer and front roof light. The approved rear dormer has a contemporary style and appearance.

1A Laurier Road

- 3.3 No.1a lies parallel and immediately north of Dartmouth Park Road. An appeal Inspector's approved substantial alterations to the rear roof slope including a large and wide rear dormer.

16 Laurier Road

- 3.4 No.16 has a full-width rear roof dormer. There is no online planning record. Presumably, this dormer was either constructed under previous permitted development rules or prior to the designation of the conservation area.

10 Laurier Road

- 3.5 The approved rear dormer to No. 10 is placed centrally.

12 Laurier Road

- 3.6 The rear dormer to No.12 creates an immediate precedent. The position on the (hipped) roof and proportions are not dissimilar to the recently approved and implemented dormer at 29 Dartmouth Park Road, which has been used as the model for the proposed development.

24 Laurier Road

- 3.7 There is no online planning record for this dormer. Presumably, this was either constructed under previous permitted development rules or prior to the designation of the conservation area.

40 Dartmouth Park Road

- 3.8 Permission for the rear dormer was granted in 1987.

25 Chetwynd Road

- 3.9 No.25 has relatively wide dormer and rooflight similar to the proposed development and therefore sets a strong local precedent.

61 Chetwynd Road

- 3.10 No. 61 has a wide dormer. It is immediately to the rear and visible from the application property.

47 Chetwynd Road

- 3.11 No. 47 converted the existing rear dormer to an inverted terrace and created a front dormer.

4 Policy and guidance

- 4.1 This section of the Statement sets out the national, regional and local planning policy against which the proposals fall to be determined.
- 4.2 The Statement assesses the proposals against the 2018 National Planning Policy Framework (NPPF) and statutory Development Plan, which currently comprises the London Plan (2016), Brent Core Strategy (2010) ('The Core Strategy'), Brent Development Management Policies DPD (2016) ('The DMP').
- 4.3 Consideration has also been given to National Planning Practice Guidance (PPS), London Plan, Camden Local Plan, Supplementary Planning Guidance (SPG), the emerging Neighbourhood Plan and other relevant material planning considerations.

National Law

Town and Country Planning Act

- 4.4 Section 70(2) of the Town and Country Planning Act 1990 (as amended) and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require that planning applications are determined in accordance with the development plan, unless material considerations indicate otherwise.

Planning (Listed Building and Conservation Areas) Act 1990

- 4.5 The Planning (Listed Building and Conservation Areas) Act 1990 sets out broad policies and obligations relevant to the protection of listed buildings and conservation areas and their settings.
- 4.6 Section 69, Designation of conservation areas, states that every local planning authority shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and shall designate those areas as conservation areas.

National Planning Policy Framework (2018)

- 4.7 The UK Government's Ministry of Housing, Communities and Local Government published a revised NPPF on 24 July 2018. This was the first revision of the National Planning Policy Framework since 2012.

Achieving sustainable development

- 4.8 The NPPF confirms the primacy of the development plan, subject to material considerations, as well as confirming the purpose of the planning system: "to contribute to the achievement of sustainable development." (NPPF Paragraph 7).
- 4.9 Paragraph 8 sets out the three dimensions of sustainable development:
 - An economic role – to help build a strong, responsive and competitive economy
 - A social role – to support strong, vibrant and healthy communities; and

- An environmental role – to contribute to protecting and enhancing our natural, built and historic environment

- 4.10 Paragraph 10 states that ‘at the heart of the NPPF is a presumption in favour of sustainable development’. For decision-taking this means: ‘approving development proposals that accord with an up-to-date ‘development plan without delay. Paragraph 47 reinforces this point: ‘Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.’

Achieving well-designed places

- 4.11 Section 12 paragraph 124 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 4.12 Paragraph 131 states that in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Proposals affecting heritage assets

- 4.13 Paragraph 189 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 4.14 Paragraph 192 states that in determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets; the positive contribution that conservation of heritage assets can make and; the desirability of new development making a positive contribution to local character and distinctiveness.
- 4.15 Paragraph 193 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation.
- 4.16 Paragraph 200 states that Local planning authorities should look for opportunities for new development within Conservation Areas.
- 4.17 Heritage Assets are defined in Annex 2 as: ‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

National planning policy guidance

- 4.18 The Planning Policy Guidance (PPG) supports the NPPF. In relation to the historic environment, paragraph 18a-001 states that:

“Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework’s drive to achieve sustainable development (as defined in Paragraphs 6-10). The appropriate conservation of heritage assets forms one of the ‘Core Planning Principles’.”

- 4.19 Paragraph 18a-002 makes a clear statement that any decisions relating to conservation areas must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan.

- 4.20 Paragraph 18a-013 outlines that the assessment of the impact of a proposed development on the setting of a heritage asset needs to take into account and be proportionate to the significance of the asset being considered and the degree to which the proposed development enhances or detracts from the significance of the asset and the ability to appreciate the significance.
- 4.21 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

London Plan

London Plan 2016

- 4.22 The 2016 London Plan (The London Plan consolidated with alterations since 2011) is the adopted Development Plan.
- 4.23 The following policies are of relevance to this application.
- 4.24 Policy 7.3, Designing Out Crime (part e), states that places, buildings and structures should incorporate appropriately designed security features.
- 4.25 Policy 7.4, Local Character, states that buildings, streets and open spaces should provide a high quality design response. This response should have regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass (a). It should contribute to a positive relationship between the urban structure and natural landscape features, including the underlying landform and topography of an area (b). Building design should be informed by the surrounding historic environment (e) whilst existing buildings and structures that make a positive contribution to the character of a place should be allowed to influence the future character of the area (d).
- 4.26 Policy 7.6, Architecture, states that buildings and structures should be of the highest architectural quality. Buildings should comprise details and materials that complement, not necessarily replicate, the local architectural character and should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate.
- 4.27 Policy 7.8, Heritage Assets and Archaeology, states that development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail. New development should make provision for the protection of archaeological resources, landscapes and significant memorials.

Draft London Plan

- 4.28 A draft new London Plan was published by the Mayor for consultation in December 2017.
- 4.29 The draft London Plan is to be considered by a formal Examination in Public (EiP) led by independent inspectors appointed by the Secretary of State in January 2019. This opens on Tuesday 15 January 2019 The draft plan therefore has only limited weight.

SPG

- 4.30 The Mayor has published a number of relevant supplementary planning guidance (SPG).
- Sustainable Design and Construction SPG 2014.
 - Character and Context SPG

Camden policy

Local Plan

- 4.31 The Camden Local Plan sets out the Council's planning policies and replaces the Core Strategy and Development Policies planning documents (adopted in 2010). The local plan was adopted by the Council on 3 July 2017 and forms the basis for planning decisions and future development in the borough.
- 4.32 The following policies are relevant to the proposals outlined in this report.
- 4.33 Policy A1, managing the impact of development, aims to protect the quality of life of occupiers and neighbours by granting permission only for development that does not cause unacceptable harm to amenity. Considerations include (e) visual privacy, outlook and (f) sunlight, daylight and overshadowing;
- 4.34 Policy D1, design, aims to secure high quality design in development. Among a range of factors, the Council will require development that (a) respects local context and character (b) preserves or enhances the historic environment (e) comprises details and materials that are of high quality and complement the local character and (f) integrates well with the surrounding streets and open spaces.
- 4.35 Policy D1 also promotes excellence in architecture and design.
- 4.36 Policy D2, heritage, aims to preserve and, where appropriate, enhance heritage assets and their settings, including conservation areas. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas. The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.
- 4.37 In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.
- 4.38 The Council require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area.

Camden Guidance

- 4.39 The Council recently revised its suite of supplementary guidance.

Altering and extending Your Home March 2019

- 4.40 Rooflights, additional storeys, dormers, mansards, terraces, balconies and other roof alterations are likely to be **acceptable** where they meet a number of tests:
- 4.41 A roof alteration or addition is likely to be **unacceptable** in circumstances where there is likely to be an adverse affect on the skyline, the appearance of the building or the surrounding street scene (section 4.2):
- 4.42 Where the principle of an additional storey is acceptable, more specific guidance set out in the guidance.

Dormer windows

- 4.43 Section 4.4 of the revised guidance states that roof dormers should be designed sensitively so they do not dominate the roof plane. This means they should sit within the roof slope so that the overall structure of the existing roof form is maintained. To do this, a series of criteria are set out. These are set out in full and addressed in the assessment section of this statement.
- 4.44 The guidance notes at section 4.5 that the presence of unsuitably designed new or altered dormers on neighbouring properties will not serve as a precedent for further development of the same kind.

Amenity March 2018

- 4.45 Developments should be designed to protect the privacy of occupiers of both existing and proposed dwellings.

Conservation area guidance

- 4.46 The property is within the Dartmouth Park Conservation Area. The Dartmouth Park Conservation Area Appraisal and Management Strategy was published in January 2009. Please refer to section 6 of this report for further details.

Neighbourhood Plan

- 4.47 The Dartmouth Park Neighbourhood Plan has been submitted for independent examination following consultation on the submission draft version in March - May 2019.
- 4.48 The Draft Submission of January 2019 provides the most up to date set of draft policies relating to design and character.
- 4.49 Policy DC2, heritage assets, aims to protect and preserve the Dartmouth Park Conservation Area, historic buildings and buildings of architectural merit and their settings by ensuring that the development preserves or enhances the character or appearance of the Conservation Area. For buildings that make a positive contribution, development will only be permitted that is designed to a high standard, preserves or enhances the character of the Conservation Area and makes a positive contribution to local distinctiveness.
- 4.50 Policy DC3 requires that all developments demonstrate good quality design, responding to and integrating with local surroundings and landscape context. Good design is defined as:
- Extensions or modifications to existing buildings that are subordinate to the existing development;
 - In keeping with its setting, including the relationship to any adjoining properties and;
 - Using good quality materials that complement the existing palette of materials used within the immediate area.
- 4.51 Policy DC4, small residential extensions, supports proposals for small residential developments, including roof, extensions. Roof extensions or dormers should respects the existing roof form in terms of design, scale, materials and detail and restricted to the rear except where it is part of the established local character.

5

Description of development

Design development

- 5.1 The proposed scheme has been devised after consideration of a series of options. These are set out in the submission drawings.
- Option A - one dormer - tapered dormer cheeks and head overhang.
 - Option B - one dormer - straight dormer cheeks and head overhang.
 - Option B1 - one dormer - slender straight dormer cheeks and head overhang.
 - Option C - two dormers.
- 5.2 Option A was selected on the basis that this had the least bulk; offered a symmetrical and balanced appearance centred on the host building; an overall elegant appearance; and left the greater part of the roof surface unaltered.

Dormer

- 5.3 The proposed dormer is centrally symmetrically placed in the rear elevation, balancing the rear of the terrace of three dwellings. It is inset approximately 0.5 meters below the ridge and above the eaves. It is inset 1.45 meters from the adjacent party walls and 1.7m from the side party wall boundaries.
- 5.4 The proposed dormer will occupy less than 50% of the original rear roof slope and will not dominate the existing roof. The original roof form and covering will remain the predominant feature of the roof.
- 5.5 The proposed flat roof dormer reduces the height and visual bulk whilst and the faceted front face is designed to create the impression of a slim profile and cast a shadow across the window face that will add depth.
- 5.6 The cheeks and front face of the dormer are in flat lock seam zinc and the roof is in standing seam zinc. The proposed cladding material follows the traditional metal-clad form of Victorian dormers and will harmonise with the existing slate roof.
- 5.7 The characteristic features of the roof such as chimneys, party parapet walls will be retained. The substantial and wide chimneystacks along both side boundaries will largely screen the dormer in oblique views from adjacent gardens.
- 5.8 The application property is a substantial three storey plus basement villa. The building is 15.4 meters tall from lower ground floor to roof ridge whilst the dormer is a little over one tenth of the overall height (1.8 meters or 11%). It is 9.4 meters deep (from eave to eave) whilst the dormer is less than one third of the depth (3 meters or 31%). The building is 7.1 meters wide whilst the dormer is very slightly over half the width (3.7 meters or 52%).
- 5.9 The roof form is chamfered to create an edge/fold feature that gives a deeper reveal and shadow and overall more lightweight appearance.

Rooflight

- 5.10 The proposed rooflight is a traditional conservation type rooflight with three vertical glazing bars.
- 5.11 The rooflight is very similar to the front roofslope rooflight that was recently approved at No.29 Dartmouth Park Road.
- 5.12 There are larger and more numerous front roofslope velux rooflights in the immediate vicinity. The immediately adjacent property, No 39 Dartmouth Park Road has a front roofslope rooflight.
- 5.13 The front roof slope is relatively shallow. The height of the building and relative narrowness of the street will limit views of the rooflight, which will be further obscured by a large, London Plane tree immediately in front.



Example of a zinc flat lock façade



Example of a zinc standing seam roof

6 Heritage

Conservation Area

- 6.1 The application property is within the Dartmouth Park Conservation Area.
- 6.2 The property is considered to make a positive contribution.
- 6.3 The Dartmouth Park Conservation Area Appraisal and Management Strategy was published in January 2009.
- 6.4 It is within 'Sub Area 2 - Dartmouth West' and the property matches the typical features of the Sub Area described in guidance. This document contains design guidelines on extensions and alterations to properties in the conservation area.
- 6.5 The conservation area retains its clear historic rooflines, which it is important to preserve. Additional storeys, fundamental changes to the roofline, insensitive alterations, poor materials, intrusive dormers or inappropriate windows can harm the historic character of the roofscape and will be resisted. Architectural details
- 6.6 In all cases the Council will expect original architectural features and detailing to be retained, protected, refurbished in the appropriate manner, and only replaced where it can be demonstrated that they are beyond repair. Where such features are missing from individual properties, the owners are encouraged to reinstate them. (Dartmouth Park Conservation Area Appraisal and Management Strategy January 2009).

Application property

- 6.7 The property is a three-storey, semi-detached villa with semi-basement forming the middle of a group of three villas. It is constructed of stock brick with applied plaster/stucco details including stringcourses, eaves brackets, moulded window cases and stuccoed quoins picked out in white. Whilst the front elevations of the three villas have the same design language, they not form a symmetrical composition. The plan is alternately handed.
- 6.8 The building is flat fronted with large tripartite main windows at ground first and second floors that are grouped together with white painted stucco panelling, mouldings and panels. All front windows are timber box sash with arched windows above the front door at first and second floor with stucco moulding and keystone detail.
- 6.9 The ground floor is raised above street level with an embellished neo classical portico of the Tuscan order with key stone and cornice supported by corbels. The panelled timber front door appears to be original and is surrounded by glazed panels with clear glass that has most probably replaced earlier stained glass. The front door is approached via steps with wrought iron railings. Wrought iron perimeter or *Area* railings are set in a stone plinth.
- 6.10 The basement storey is picked out in white painted channelled render with a stucco frieze and bracketed/ corbelled eaves at roof level.
- 6.11 The side roof boundary his formed by a raised party parapet wall. There is a substantial chimneystack at each of the party wall extending almost from front to rear. The stack creates a strong division of the roof from its neighbouListed buildings

- 6.12 There are no listed buildings in the vicinity.

Impact

- 6.13 The effect of the development upon the host building and the conservation area is addressed in the following chapters

7

Main planning issues

Main planning issues

7.1 We suggest that there are two main planning issues:

- Character and appearance.
- Neighbouring residential amenity.

Conservation area guidance

7.2 The Dartmouth Park Conservation Area Appraisal and Management Strategy (January 2009) includes guidance on roof alterations and rooflights.

The conservation area retains its clear historic rooflines, which it is important to preserve. Additional storeys, fundamental changes to the roofline, insensitive alterations, poor materials, intrusive dormers or inappropriate windows can harm the historic character of the roofscape and will be resisted.

7.3 The proposed dormer is to the rear roof slope. It is set well below the ridge and above the eaves and inset from both side party walls leaving a substantial area of roof slope unaltered. The fundamental form of the roof will still be apparent.

The installation of rooflights must be conservation grade (flush, not raised above the roof finish). There may be locations where they would cause harm to the appearance of the conservation area, for instance on front roof slopes where the roof slope is highly visible and unaltered, or where they may conflict with features such as gables and dormers at roof level.).

7.4 The proposed rooflight to the front roof slope will be a flush, conservation grade rooflight with central glazing bars, reflecting the historic form.

7.5 This rooflight is placed centrally in the roof slope in order to create a balanced composition

7.6 The roof slope is relatively shallow, the building is tall and the street is comparatively narrow so that street views of the rooflight will be very limited. The party parapet walls and wide chimneystacks will occlude oblique views of the rooflight from the street.

7.7 There are a number of front roof slope rooflights in the immediate vicinity. A front rooflight was recently approved at 29 Dartmouth Park Road. Two front roof slope rooflights have been recently installed at No. 44 Dartmouth Park Road (diagonally opposite). No.51 has two large front roof slope velux windows.

7.8 The application property has a simple apex roof form. The proposed rooflight will not therefore conflict with features such as gables or dormers.

SPG Criteria assessment

7.9 The revised and updated guidance includes a range of guidelines.

Section 4.1

7.10 Section 4.1 describes a series of conditions where rooflights, additional storeys, dormers, mansards, terraces, balconies and other roof alterations are likely to be **acceptable**.

There is an established form of roof addition or alteration to a terrace or group of similar buildings and where continuing the pattern of development would help to re-unite a group of buildings and townscape;

Alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form;

There are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm.

- 7.11 There is an established pattern of rear roof slope dormers in the immediate area of various forms and sizes. Whilst some are historic, a number have been formally approved in recent years including that at 29 Dartmouth Park Road.
- 7.12 The dormer has been designed to be sympathetic to the host in terms of its position and scale and positions whilst also having a contemporary appearance. Traditional seamed metal cladding is proposed.

Section 4.2

- 7.13 Section 4.2 sets out the circumstances in which roof alterations or additions are likely to be unacceptable because there will be an adverse affect on the skyline, the appearance of the building or the surrounding street scene.

There is an unbroken run of valley roofs.

- 7.14 The application property has an apex roof not a valley form.

Complete terraces or groups of buildings have a roofline that is largely unimpaired by alterations or extensions, even when a proposal involves adding to the whole terrace or group as a co-ordinated design.

- 7.15 The roofs of the group of three terraced villas are largely unaltered, although No. 43 has a velux type rooflight. The roofs of adjacent properties have however been altered with a rear dormer of a similar designed recently approved and implemented at No.29 Dartmouth Park Road.

Buildings that already have an additional storey or mansard roof.

- 7.16 The height of the building is the same as when first constructed (c.1875). The original apex roof has not been altered to form a mansard roof.

Buildings already higher than neighbouring properties where an additional storey would add significantly to the bulk or unbalance the architectural composition.

- 7.17 The proposals comprise the conversion of the existing loft space and will not add additional storeys or raise the overall height of the building.

Buildings which have a roof line that is exposed to important London-wide and local views from public spaces.

- 7.18 The building is not within a defined *Strategic Views* (Policy 7.11 London Plan and London View management Framework 2012). The dormer cannot be seen from any public open space and will not be visible from any public street.

Buildings whose roof construction or form are unsuitable for roof additions such as shallow pitched roofs with eaves.

- 7.19 The roof form and height from eave to ridge are suitable for the introduction of a dormer, as demonstrated by recently approved dormers to similar adjacent properties.

Buildings designed as a complete composition where its architectural style would be undermined by any addition at roof level.

- 7.20 The rear of the buildings has not been designed to form a complete or deliberate composition indicated by the relatively modest materials and detailing.

Buildings that are part of a group where differing heights add visual interest and where a roof extension would detract from this variety of form.

- 7.21 Buildings along this part of Dartmouth Park Road are of similar height (three storey plus basement) and roof form (apex roofs).

Where the scale and proportions of the building would be overwhelmed by additional extension.

- 7.22 The application property is a substantial three storey plus basement villa.

- 7.23 The building is 15.4 meters tall from lower ground floor to roof ridge whilst the dormer is a little over one tenth of the overall height (1.8 meters or 11%).

- 7.24 The building is 9.4 meters deep (from eave to eave) whilst the dormer is less than one third of the depth (3 meters or 31%).

- 7.25 The building is 7.1 meters wide whilst the dormer is very slightly over half the width (3.7 meters or 52%).

Section 4.4

- 7.26 Section 4.4 states that roof dormers should be designed sensitively so they do not dominate the roof plane. They should sit within the roof slope so that the overall structure of the existing roof form is maintained. The circumstances in which dormers are likely to be acceptable are described.

The pitch of the existing roof is sufficient to allow adequate habitable space without the creation of disproportionately large dormers or the raising of the roof ridge. Dormers should not be introduced to shallow-pitched roofs.

- 7.27 The roof pitch is sufficient to both allow an adequate internal head height whilst also leaving a substantial proportion of the external rear roof slope unaltered.

Dormers should be appropriately designed and subordinate in size to the main roof and host building – see figures 3a & 3b for general design principles. They should not be introduced where they cut through the roof ridge or the sloped edge of a hipped roof. They should also be sufficiently below the ridge of the roof in order to avoid projecting into the roofline when viewed from a distance. Usually a 500mm gap is required between the dormer and the ridge or hip as well as from the party wall and eaves to maintain an adequate separation (see Figures 3a & 3b). However this distance should not be treated as a maximum entitlement and sometimes greater distances will be required to provide a smaller dormer to ensure that it is not too bulky or prominent as a roof feature. Full-length dormers, on both the front and rear of the property, will be discouraged to minimise the prominence of these structures.

- 7.28 The proposed dormer is set down from the ridge by 0.5 meters and by 0.5 meters above the eaves (measured vertically). It is inset 1.45 meters from the adjacent party walls and 1.7m from the side party wall boundaries.

- 7.29 Diagram 3b portrays maximum dimensions for rear dormers windows, which must be Inset by 0.5 meters from eaves, ridge, hip ridges and party walls. The proposed dormer exceeds all of these requirements and in the case of the distance from the side party wall the inset is twice the minimum (1.7 meters).

Dormers should not be introduced where they interrupt an unbroken roofscape.

- 7.30 There are a series of rear roof slope dormers of various sizes in the immediate area.

In number, form, scale and windowpane size, the dormer and window should relate to the façade below and the surface area of the roof. They should appear as separate small projections on the roof surface. They should generally be aligned with windows on the lower floors and be of a size that is clearly subordinate to the windows below. In some very narrow frontage houses, a single dormer placed centrally may be preferable. It is important to ensure the dormer cheeks (window surrounds) are no wider than the structure requires as this can give an overly dominant appearance. Deep fascias and eaves gutters should be avoided.

- 7.31 The proposed dormer is placed centrally to the rear elevation and generously inset on either side. The window frames have a vertical emphasis and are proportionately smaller and therefore of a lower visual order than the windows below. The right hand edge of the dormer window is aligned with the right side of the tripartite window on the floor below. The left hand edge of the dormer window is aligned with the right hand edge of the window below.

- 7.32 Views of the dormer from gardens on either side will be occluded by the substantial and wide main chimney stacks on both party wall, a secondary chimney stack to the rear, and the raised party parapet walls.

- 7.33 The window surround is both a minimum dimension and faceted to give a slimline appearance.

Where buildings have a parapet the lower edge of the dormer should be located below the parapet line.

- 7.34 There are no parapets, only party parapet walls.

Materials should complement the main building and the wider townscape and the use of traditional materials such as timber, lead and hanging tiles are preferred.

- 7.35 The dormer will be clad in traditional raised-seam metal sheeting.

The presence of unsuitably designed new or altered dormers on neighbouring properties will not serve as a precedent for further development of the same kind.

- 7.36 As discussed above, there are undesirable precedents in the area (1A Laurier Road and 40 Dartmouth Park Road). These have not been relied upon in justifying the proposed development.

Section 4.15 -Rooflights

- 7.37 Section 4.15 states that roof lights can have an adverse impact upon the character and appearance of buildings and streetscapes in certain circumstances.

Where they are raised above the roof slope rather than being flush with the roof profile.

- 7.38 The proposals if for a flush conservation – type rooflight.

Where they are an incompatible introduction into an otherwise un-cluttered roofscape.

- 7.39 As noted above, there are a number of front roof slope rooflights in the immediate vicinity. A front rooflight was recently approved at 29 Dartmouth Park Road. Two front roof slope rooflights have been recently installed at No. 44 Dartmouth Park Road (diagonally opposite). And No.51 has two large front roof slope velux windows.

Where they conflict with other architectural roof elements, e.g. gables and turrets.

- 7.40 The proposed roof light will not conflict with gables, turrets etc. because there are none present.

- 7.41 Section 4.16 sets further conditions.

Roof lights should be proportioned to be significantly subordinate both in size and number and should be fitted flush with the roof surface. Some properties, particularly listed buildings and those within conservation areas with prominent roof slopes may be so sensitive to changes that even the installation of roof lights may not be acceptable.

- 7.42 The proposed roof light is flush fitting and small in relation to the overall area of the roof. Vertical glazing bars will create a traditional appearance.
- 7.43 As noted above, the relatively shallow roof slope, the building height and the relatively narrow road width mean the front roof slope and any rooflight set upon will not be prominent. The party parapet walls and wide chimneystacks will also occlude oblique views of the rooflight along the street.

Impact on neighbouring residential amenity

- 7.44 The proposed development is confined to the roof space. The front face of the dormer window will be set back some 0.8 meters from the eaves (measured horizontally) so that there will be little or no overlooking of adjacent rear gardens. The face of the dormer window will be some 21 meters (measured horizontally) from the nearest habitable room to the rear (Bellgate Mews). No impact upon privacy, or overlooking can be expected to result.
- 7.45 The proposed rooflight is small and set high in the room so that it will not be possible to look into neighbouring habitable rooms or gardens. No issues of privacy or overlooking will therefore arise.

8

Summary and conclusions

- 8.1 The proposals follow on from a series of rear roof dormers in the immediate area.
- 8.2 The proposed extensions complement and will not harm the character or appearance of the host building.
- 8.3 High quality materials are proposed.
- 8.4 The proposals will not harm the wider setting or harm the character and appearance of the conservation area.
- 8.5 There will be no harmful impact on neighbouring residential amenity.