

Introduction

38 Brookfield Park is a detached single dwelling converted from a house and GP's surgery. It is located on the northeast side of Brookfield Park, on the junction with Swain's Lane and St. Albans Road, within the Dartmouth Park Conservation Area. It is located in a predominantly residential area.

The property is three main storeys, plus basement. It has 2no. dormers on the rear elevation. The property is red brick with black painted timber windows and a concrete tiled roof.

Existing and Proposed Uses

The current land use for the site is C3 - Dwelling Houses.

The proposed use is C3 - Dwelling Houses.

Planning History

1. 2014/5679/P | Granted 17/10/2014
Details of brickwork (condition 2) relating to planning permission 2014/ 3859/P dated 31/07/2014 for removal of existing concrete wall and erection of replacement brick built wall.
2. 2014/3859/P | Granted 01/08/2014
Removal of existing concrete wall and erection of replacement brick built wall.
3. 2007/2143/P | Granted 27/07/2007
Installation of 2no. dormers to rear elevation of single-family dwellinghouse (Class C3).

Relevant neighbouring planning history

1. 2018/4113/P | Granted 17-09-2018
44 Dartmouth Park Road, London, NW5 1SN
Installation of two rooflights to front slope
2. 2017/5814/P | Granted 09-11-2017
41 Twisden Road Road, London, NW5 1DL
installation of 2x rooflights to the front and 2x rooflights to the rear roof slope
3. 2017/1860/P | Granted 14-06-2017
40 Swain's Lane, London N6 6QR
Conversion of loft space to habitable accommodation, formation of side and rear dormers and installations of 2 x rooflights to front roof slope
4. 2017/1063/P | Granted 15-03-2017
67 Dartmouth Park Road, London NW5 1SL
Installation of roof lights to the front and side roof slopes

5. 2005/2731/P | Granted 26-08-2005
18 Brookfield Park, London NW5 1ER
Installation of dormers to rear and side roof slope, and three velux rooflights to front side and rear roofslope of dwellinghouse (class C3).



image: aerial view of the front of 38 Brookfield Park



image: aerial view of the rear of 38 Brookfield Park



image: front elevation of 38 Brookfield Park

Design

The proposed alterations that constitute this application are:

1. Installation of 2no. rooflights [1no. on the front elevation and 1no. to the rear elevation].

We propose to install 1no. rooflight on the front elevation and 1no. rooflight on the rear elevation above the existing family bathroom and proposed guest ensuite.

The rooflights will provide natural daylight as well as ventilation into the bathrooms. This is especially important in the proposed ensuite, which does not have a window.

The rooflights specified are Velux Conservation Grade 780mm x 980mm, with no glazing bar so as to match the design of the existing rooflights to the property. The Conservation Grade rooflights are low profiled in their installation, allowing no protrusion over the existing roof slope of 0.15m.

Both rooflights will be openable and electrically operated. Due to their height above the bathrooms, there is no risk of any loss of privacy to the internal spaces nor loss of amenity to neighbouring properties by overlooking or outlook.

Permitted Development Rights:

There are currently no Article 4 directions on the Dartmouth Park Conservation Area to restrict permitted development rights to single family dwellings/ units.

Under permitted development the rooflights would have to comply with the limitations and conditions of Class C, Part 1, Schedule 2 under Town and Country Planning (General Permitted Development) Order 2015 as follows:

Development is not permitted by Class C if–

- (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);
- (b) the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;
- (c) it would result in the highest part of the alteration being higher than the highest part of the original roof; or
- (d) it would consist of or include–
 - (i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
 - (ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.

Conclusion

The proposed alterations fall within the limitations set out above. The alterations do not protrude more than 0.15m beyond the plane of the roof slope, nor are higher than the highest part of the main original roof. The proposed rooflights will match the aesthetic of the existing rooflights to the property and will be Conservation Grade [without glazing bar] so as to ensure they are low profiled.

It is our view that the alterations proposed do not adversely impact on the building setting and appearance, nor that of the surrounding area but instead enhance it's character in a contemporary manner.

PRACTICE PROFILE

Russian for Fish is a young award-winning architectural practice based in London. We have built a reputation as a go-to practice for elegant, playful simplicity – characterised by minimal materials and a human touch. With projects throughout the UK – from the Isle of Arran to East Sussex – our work spans renovations, new builds, exhibition design and product design, and has earned us inclusion in the Architecture Foundation's publication, *New Architects 3*.

Publications

The work of the practice has been published in professional journals as well as national newspapers and magazines in the UK and abroad. Recent publications include *Wallpaper**, *Dezeen*, *The Evening Standard*, *The Independent*, *Archdaily* and *RIBA Journal* (UK).

Selected Awards and Exhibitions

- 2017 - Chestnut Road Selected for NLA Don't Move Improve! 2018 Exhibition
- 2017 - Walford Road Selected for NLA Don't Move Improve! 2018 Exhibition
- 2016 - College Road NLA Don't Move Improve! 2016 Special Prize
- 2015 - AM Live Work shortlisted for the New London Awards
- 2015 - College Road shortlisted for the AJ Retrofit Awards
- 2013 - Crane TV, Featured Architectural Practice online video.
- 2012 - Tapestry Court Pavilion shortlisted for NLA Don't Move Improve!
- 2006 - Bermondsey Tea Set, first place, Southwark Council. Bermondsey Square redevelopment proposal.

