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PLANNING STATEMENT:

Householder Planning Application

Re: roof extension to existing roof of mid-terrace property

Prepared for: Eva and Andrew Farrington

Site Address: 58 Twisden Road, London, NW5 1DN

Date: October 2020

Planning Statement

Application Details

Applicant: Eva and Andrew Farrington

Agent: William Tozer Associates Ltd.

Local Planning Authority: London Borough of Camden

Conservation Area: Dartmouth Park Conservation Area

Project: roof extension to existing roof to rear of a mid-terrace property, and new roof lights to the front of the property

Site Address: 58 Twisden Road, NW5 1DN

1.0 Preface:

This document sets out the proposed works at no.58 Twisden Road NW5, proposing the construction of a new, modest extension to the rear of the main roof of the existing mid terrace property. The works will enable the owners to utilise the currently redundant roof space to provide additional accommodation for their family. The site is within the Dartmouth Park Conservation Area, and the property is of a typical stock for the area, being a late-Victorian mid-terrace house with a type of bay window and gable, rear two-storey closet wing, in London, with stock brickwork and slate roof tiles. It should be noted that the property is not statutorily listed. This application is made following a previous application (ref.2019/2274/P) and subsequent appeal (APP/X5210/D/20/3247346). Since then, the design for the roof extension has been re-considered and amendments made to respond to comments made by the council, including previous feedback from a planning officer.

2.0 Previous Application and Appeal:

An initial application was made for the construction of a dormer window to the property in April 2019 (application ref: 2019/2274/P). A subsequent appeal was dismissed for this application. Below, we have quoted the Reason for Refusal for ease of reference:

“The rear dormer window proposed, by virtue of its excessive scale and inappropriate design, would result in an addition which would detract from the form, style and character of the original building and row and would fail to preserve or enhance the character or appearance of the Dartmouth Park Conservation Area contrary to policies D1 and D2 of the Camden Local Plan 2017 and policies DC1, DC3 and DC4 of the Draft Dartmouth Park Neighbourhood Plan (referendum version) 2019.” Since the refusal and receipt of the comments made by the by the LPA and The DPCAAC we have taken great care to develop a proposal that meets the requirements of these bodies to ensure a design that is sensitive to its context and considerate of the council and planning inspector’s feedback.

3.0 Design, Scale, Character and Appearance

To address concerns raised by the council and DP CAAC the roof extension has been developed with regard to its immediate context to ensure the design displays a sensitivity to the character of the host property and terrace. Key points raised highlighted concerns about the overall size and modern appearance of the dormer. As a response the dormer has been reduced in scale and its appearance made to further match the existing property. This therefore ensures that the dormer will not be a distinct contrast to the existing fabric but will exhibit similar aesthetic characteristics. The overall

proportions of the fenestration of the existing house have also been considered to ensure the newly proposed windows to the dormer are in keeping and do not alter the appearance of the existing house. This is in accordance with policy DC2 of the Dartmouth Park Neighbourhood Forum Neighbourhood Plan (2 March 2020), as it preserves the character and appearance of the Conservation Area. It also covers D1 and D2 of the Camden Local Plan which have a similar requirements. While the previous application was being considered by Camden, a planning officer provided a sketch (dated 1st November 2019) depicting an option for the roof extension that could be considered more appropriate. The new proposal takes into account the comments made by the planning officer, in order to reduce the appearance of the dormer window extension. (refer to Fig.01 below).



Figure 01 (above) Design evolution of rear elevation of property

A : Feedback from council, (Elaine Quigley 1st November 2019)

B : Amended design taking into consideration feedback from Camden and DPCAAC

By greatly reducing the scale of the dormer the majority of the existing roof is preserved and thus will retain visual dominance. This will also aid in the roof extension tying in with the other dormers present along the street. The height of the dormer will not exceed the ridge line and corresponds the internal headroom requirements for the installation of a staircase to access the roof space. It should be noted that while the council wish to reduce the height of the dormer so that it is well below the ridge line (approximately 500mm) – it is apparent that nearly all the dormers on the street do not conform to such a dimension as it would not be feasible to utilise the loft space. The proposed dormer windows will be white painted sash to match the existing and tiles and slates are proposed to compliment the existing palette under policy DC3 of the Dartmouth Park Neighbourhood Forum Neighbourhood Plan (2 March 2020). Other features of the roof, such as parapet walls and chimney stacks will be unaltered preserving key characteristics of the property. New roof

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lights are proposed to the front of the property, however these will be minimal in height, with minimal protrusion within the roof profile.



Fig.02 (above) showing the extension at no.58 in context, alongside the other alterations to Twisden Road, and fig.04 (below) showing a selection of images indicating the varying dormer widths and views of the rear of Twisden Road including no.60 immediately adjacent.

Applications which have been granted consent to alter the roof are:

2012/0852/P at no. 70 Twisden Road, Appeal Granted APP/X5210/D/12/2180660



Fig.03 (above) existing photographs of rear street elevation

4.0 Access

The proposed works will not alter the existing use, pedestrian or disabled and the existing vehicular and transport links remain unchanged. Additionally, it has been acknowledged by Camden that the impact of the development would not impact the amenity of local residents – having no negative effect on light, privacy or outlook.

5.0 Adherence to Policy Documents

Full consideration has been given to the relevant policies including D1 of the Camden Local Plan (development to respect local context and character and policy) as well as D2 (requires development within Conservation Areas to preserve, or where possible, enhance the character of appearance of the area). Paragraphs 4.2 – 4.5 of CPG 'Altering and extending your home' offer clear advice on the circumstances under which roof additions/dormer windows should proceed. The site would not conflict with the broad parameters for a rooftop addition under para 4.2. Camden's previous delegated report for the property comments "In particular the site does not lie in a 'complete terrace or group of buildings which have a roof line that is largely unimpaired by alterations or extensions.'" Consequently, if it were appropriately designed, a sensitive rooftop addition may be accepted in this location.' The revised proposals also address paragraph 4.4 of 'Dormer windows' of the 'alternating and extending your home' CPG – offering a sensitively designed dormer in similar materials.

Furthermore, following the recent adoption of the Dartmouth Park Neighbourhood Forum Plan (2 March 2020), some additional considerations have been made:

- Policy DC4 highlights in the case of roof extensions or dormers, that the proposals meet the following criteria:

- (i) respects the existing roof form in terms of design, scale, materials and detail; and
- (ii) is restricted to the rear except where it is part of the established local character

The proposed dormer satisfies both these requirements – remaining subordinate, discrete and distinctly detailed to minimise the visual impact within its wider context.

It should be noted that point 3.36 of the document (Justification for Policy DC4) refers to expansion in situ 'as the only affordable way for staying in the area.' In addition, 'residents of Spencer Rise signed a petition highlighting that: "There are many residents on this road who need the extra space that could affordably be provided through a loft conversion."

•Point 3.36 also refers to developments requiring the need to satisfy other policies in the plan, including Policy DC2. DC2 refers to (a) alterations or extensions to buildings enhancing the conservation area and (b) make positive contribution to the character or appearance of the conservation area – only permitting development designed to a high standard, preserving or enhancing the conservation area. Both these points in the DC2 policy are addressed by the design of the dormer extension for the reasons mentioned above, with consideration to good design, while enabling the building and main roof to remain dominant.

•3.41 refers to the problematic and inconsistent decisions on planning applications for rough extensions in the area. The policy DC4(f) attempts to "allow roof extensions and dormers that respect the existing roof form." In addition "where rear dormers will be visible from the public realm, special care should be taken to ensure that design is of a

high quality and materials used are appropriate for the Conservation area.” The proposal does not seek to use poor quality materials and will closely match that of the existing property, while remaining distinct.

6.0 Conclusion

The proposal for no.58 Twisden Avenue has been carefully considered - with regard to Camden council's feedback - to create a design that is of high quality and in keeping with the existing character of the terrace. By reducing the proposed dormer in scale and altering the contemporary appearance (of the previous application) to be more reflective of the existing fabric the extension will have minimal visual impact. The dormer will positively contribute to the quality of life of the residents and enable them to utilise all the space within the house. The design responds directly to the comments provided by the council and DP CAAC to provide a design that would be deemed acceptable. We therefore believe that the proposal should be granted consent.