

04 January 2021

Adam Greenhalgh
Planning Case Officer
Development Control
Environment Department
Camden Town Hall
Judd Street
London, WC1H 9JE

Dear Adam Greenhalgh

2020/4939/P – 58 Twisden Road, London NW5
Erection of dormer extension and installation of rooflights

I object to this application for the installation of a rear dormer.

I live in an identical property two doors away. The roof section proposed to be altered to introduce a dormer is visible from my property. It sits in an immediate run of three unaltered roofs, including mine, and its introduction would adversely disrupt this roofprofile.

I understand that there has been a recent application refusal for a wider dormer for this property and a dismissal on Appeal. This application, however, does nothing to mitigate the visual harm that inserting a dormer would have not only on the setting of this intact roof, and that of its neighbours, but it would also set an unacceptable precedent to the long line of Twisden Road identical two-storey terraced houses, even numbered, within which this property is located. The limited visual context provided in the application drawings/photos (nos 52-66) does not show the true length of terrace setting for which granting this proposal would set a harmful precedent; ie nos 16-50, and nos 54-56. Other dormer applications in this stretch have been refused, also on Appeal. The run of dormers shown as contextual examples in the application, nos 64-70 are set in a different house type.

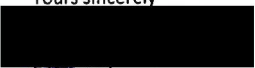
Before we became a conservation area, the roof extensions at no 60 (unauthorized with the ridge lifted, including unauthorized high terraced fencing) and no 52, were constructed in the 80s. These show the visual harm that an altered original roof profile introduced. Such alterations were a prime reason for granting the area conservation area status, to protect our roofscape which is of particular significance due to the local topography. It is noted that these two, nos 52 and 60, at the time extended to provide additional family accommodation, are now occupied by a single remaining resident, as the short-term cycle for internal space need has long fallen away.

Our Twisden Road roofs form the important main setting to the attractive York Rise Estate which abuts it - a garden estate with well-designed uniform blocks of flats and fine intact roofscape only recently refurbished; our rear of properties provide their outlook both elevationally and viewed by many on plan as attractive roofscape. This is acknowledged in the Appraisal and the recent Appeal, as it has with previous Appeals.

The roofspace of our two-storey properties is extremely shallow and not able to accommodate the ceiling height required for a habitable room, not by introducing a dormer as proposed when compliant with Camden Council's design regulations nor by additional lowering the ceiling below. Ours was converted into a non-habitable most useful accessible space by lowering the ceiling, but even so retains well below habitable room ceiling height measured to underside of ridge.

I have no objection to inserting rooflights at the rear, as have been introduced by many residents in our terrace, but do object to the introduction of three additional large roof lights as shown proposed to the front. These are entirely surplus to requirement for the provision of natural light to these very shallow internal roof spaces, and while perhaps PD would mar unnecessarily the attractive front elevation.

Yours sincerely


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