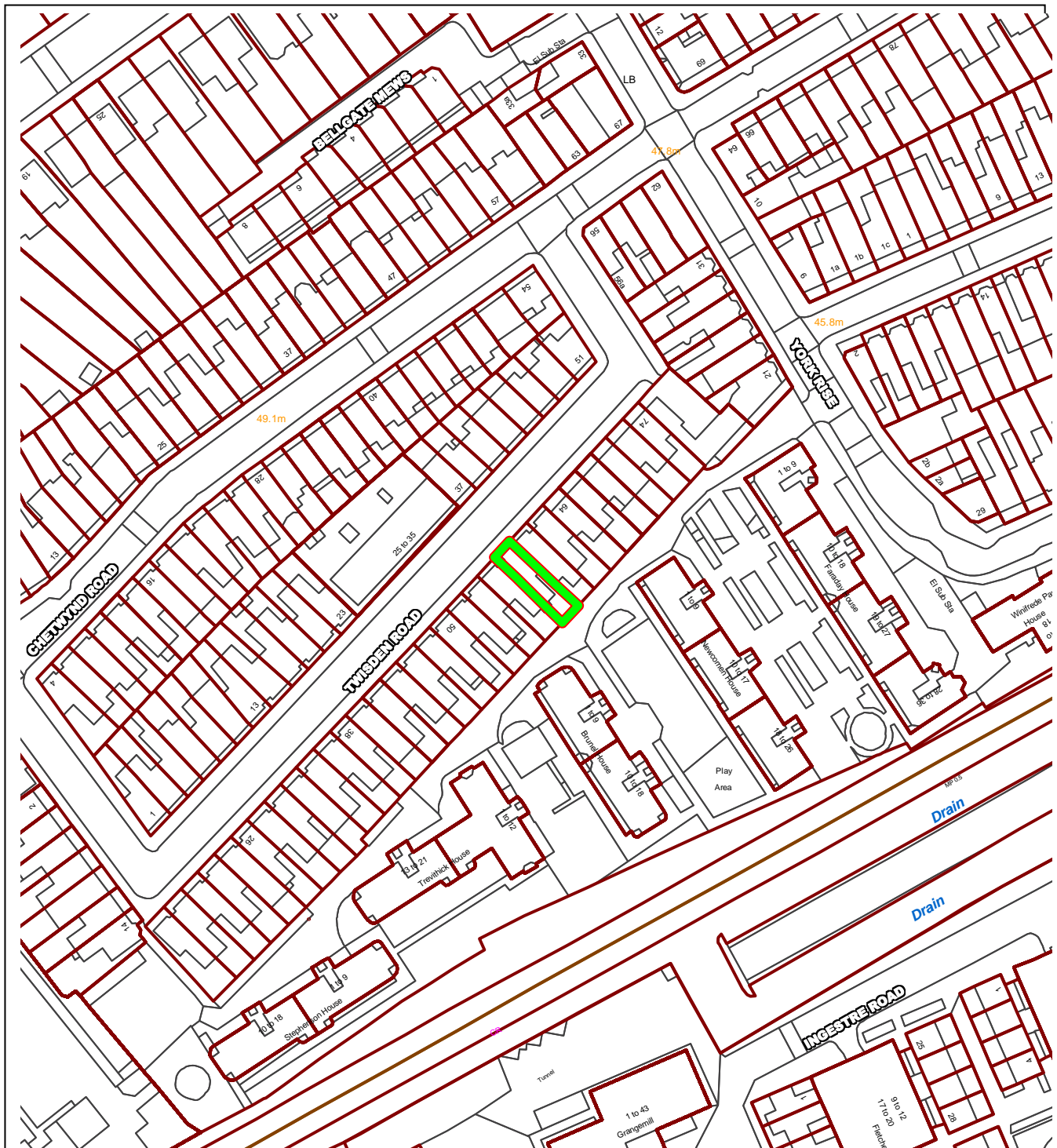


58 Twisden Road Location Plan



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Front elevation 58 Twisden Road



Front elevation 58 Twisden Road (and rooflight on front roofslope of adjoining property)



Rear elevation of terrace including existing full width dormers further along terrace



Range of rear dormers within terrace (the proposal would have a single sash window)



The proposal would be similar to these two single dormers and it would be set within the roof



The proposal would sit between these two full width dormers and it would include a small subservient dormer which would protect the original form of the roof

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		18/12/2021
		N/A		Consultation Expiry Date:		11/03/2021
Officer				Application Number(s)		
Adam Greenhalgh				2020/4939/P		
Application Address				Drawing Numbers		
58 Twisden Road London NW5 1DN				Please refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature			
Proposal(s)						
Erection of rear dormer and installation of two rooflights on rear roof slope and two rooflights on front roof slope.						
Recommendation(s):		Grant Conditional Planning Permission				
Application Type:		Full Planning Application				
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice				
Informatives:						
Consultations						
Adjoining Occupiers:		No. of responses	02	No. of objections	02	No. of supports: 01
		Site notice: Displayed on Twisden Road (11/12/2020 – 04/01/2021) and to the rear on York Rise (08/01/2021 – 01/02/2021) Press notice: 17/12/2021 – 10/01/2021				
Adjoining Occupiers:		1 letter of objection received from an occupier of a neighbouring property. Objections raised relate to: <ul style="list-style-type: none"> - Harm to appearance of roofline, townscape and Conservation Area <u>Officer comment</u>				

**Dartmouth Park
Conservation Area
Advisory Committee**

- See 'Design & Conservation' below

Also note: The above objection was received following consultation on an initial proposal for a larger dormer and larger rooflights (three) in the front roof slope. The proposal was subsequently amended (19/02/2021) by way of a reduction in the size of the dormer and a reduction in the number and size of rooflights on the front roof slope.

- Harm to townscape and character and appearance of Conservation Area.
- Precedent for refusing similar sized dormers
- Inappropriate siting of dormer level with ridge
- Excessive number and size of front rooflights
- Lack of public benefit

Officer comment

- See 'Design & Conservation' below

Also note: The above objection was received following consultation on an initial proposal for a larger dormer and larger rooflights (three) in the front roof slope. The proposal was subsequently amended (19/02/2021) by way of a reduction in the size of the dormer and a reduction in the number and size of rooflights on the front roof slope.

One letter of support received.

Site Description

The application property is a two storey terraced house with a pitched roof which has one rooflight in the rear roof slope. The property, like the other properties in the terrace, has a two storey rear outrigger.

The front of the property is largely unaltered. The pitched tiled roof has not been altered. At the rear the building also retains red brick walls, timber sash windows and tiled roof.

The property is not listed. It is within the Dartmouth Park Conservation Area and falls within the Dartmouth Park Neighbourhood Forum area. Nos. 2 -74 (even) Twisden Road are noted as being 'positive contributors to the Conservation Area' in the Dartmouth Park Conservation Area Appraisal and Management Plan 2009.

Rooftop extensions have been undertaken at neighbouring properties within the terrace, including modest, tiled dormers with timber sash windows and incongruous brick dormer extensions with varying non-matching window sizes and styles. Several neighbouring houses have rooflights in their front roofslopes.

Relevant History

2019/2274/P - Erection of rear dormer extension and installation of two rooflights in front roof slope – refused - 05/12/2019 - appeal dismissed 12/08/2020

Reason for refusal:

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 the terrace as a whole 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 and policies DC1, DC3 and DC4 of the Draft Dartmouth Park Neighbourhood Plan (referendum version) 2019

Appeal decision:

‘For the reasons set out above the development would be harmful to the character and appearance of the host dwelling, and it would fail to preserve or enhance the character or appearance of the DPCA, adversely impacting upon its significance. Therefore, it would conflict with Policies D1 and D2 of the Camden Local Plan (2017) (the CLP) and Policies DC3 and DC4 of the DPNP’

Neighbouring properties

2015/1279/P – 66C Twisden Road - Installation of 3 front rooflights, 2 rear rooflight, a rear dormer, and conversion of the loftspace into habitable accommodation. (Revised to include additional rear rooflight and a reduction in width of the proposed dormer) – granted

2014/5582/P – 68C Twisden Road - Installation of dormer and two rooflights to roofspace on rear elevation and two rooflights at the front – granted

2008/1326/P – 60 Twisden Road - Erection of replacement dormer roof extension to the rear of dwellinghouse – refused

2013/1028/P – 66C Twisden Road - Erection of a mansard roof extension, including the installation of two dormer windows in the rear elevation of the proposed extension, and the installation of 2 x velux rooflights on the front roof slope in connection with existing use as a residential flat (Class C3) – refused – appeal dismissed

Relevant policies

National Planning Policy Framework 2019

The London Plan 2021

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Dartmouth Park Neighbourhood Plan (adopted March 2020)

DC1 Enhancing the sense of place
DC2 Heritage assets
DC3 Requirement for good design
DC4 Small residential extensions

Camden Planning Guidance (CPG)

CPG Design (January 2021)
CPG Amenity (January 2021)
CPG Home Improvements (January 2021)

Dartmouth Park Conservation Area Appraisal and Management Plan 2009

Assessment

1 PROPOSAL

1.1 The proposal comprises the following:

Rear dormer extension

Situated on the south west side east side of the rear roof slope (300mm from the party wall with no. 56) this would be 200mm below the ridge of the roof. It would be 1.5m in width and 1.6m in height. It would project 2.4m in depth from the roof slope. It would have a single window with 4 panes.

Two rooflights on rear roof slope

Situated on the north east side of the rear roof slope these would be 300mm below the ridge of the roof. They would be 600mm in width and 700mm in height.

Two rooflights on front roof slope

Situated on each side of the front roof slope these would be 300mm below the ridge of the roof. They would be 600mm in width and 700mm in height.

Revisions

1.2 As noted in 'Consultations' above, the proposal was amended following consultation. Initially a larger, 2.3m wide rear dormer with two windows, three rooflights at the front and a larger rooflight on the rear roof slope were proposed.

2 ASSESSMENT

2.1 The material considerations for this application are as follows:

- Design and Conservation;
- Amenity of neighbouring residential occupants (Amenity)

2.2 Design and Conservation

2.2.1 Local Plan policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

2.2.2 The Management Strategy of the Dartmouth Park Conservation Area Appraisal and Management Statement (DPCAAMS) notes that 'Development proposals will be expected to preserve or enhance the character or appearance of the Dartmouth Park Conservation Area.'

2.2.3 Policy DC2 (Heritage Assets) of the Dartmouth Park Neighbourhood Plan requires development affecting any of the buildings that make a positive contribution to the character or appearance of the conservation area to be designed to a high standard, or to preserve or enhance the character or appearance of the conservation area and make a positive contribution to local distinctiveness.

2.2.4 DC4 (Small residential extensions) of the Dartmouth Park Neighbourhood Plan indicates support for small residential developments (including roof extensions) where the development:

(a) is subordinate in scale and situation to the original dwelling and complements its character in terms of design, proportion, materials and detail;

- (b) does not harm the amenity of neighbouring properties (in particular in respect of privacy, overlooking and loss of light);
- (c) is sensitive to and respects the overall character and appearance of the street scene;

2.2.5 The DPCAAMS notes that the intact rear roof profiles of nos. 4 -5 4 and 56 – 62 Twisden Road are visible from Twisden Road.

2.2.6 The proposal has been reduced from the previous proposal (2019/2274/P) refused by the Council on 05/12/2019 and dismissed at appeal on 12/08/2020. Additionally, the proposal has been further reduced during the course of the current application.

2.2.7 The currently proposed rear dormer and rooflights are considered to be sufficiently subservient on the roof, on the building and on the terrace such that they would preserve the character and appearance of the Conservation Area and not harm the visual amenity of the townscape.

2.2.8 Situated below ridge level, set in from the sides and of modest proportions, the dormer and rooflights would essentially respect the profile of the roof, the form of the building and the appearance of the terrace. The dormer would appear as a small projection that would retain the original roof form.

2.2.9 It is acknowledged that the existing rear dormers on nos. 66C and 68C Twisden Road were granted planning permission prior to the current Local Plan and Neighbourhood Plan. Nevertheless, the current proposal is considered to accord with the design and conservation policies and guidance within the Local Plan 2017 and the Dartmouth Park Neighbourhood Plan 2020. The proposed dormer and rooflights would not detract from the townscape or heritage value of the building or terrace. The application form indicates that the dormer would be constructed of matching tiles and that the windows would be of timber.

2.2.10 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The size, scale, design and location of the proposed alterations, would ensure no harm is caused to the character of the host building and surrounding conservation area, in accordance with policies D1 and D2 of the Camden Local Plan.

2.3 Amenity

2.3.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 (Amenity) provides specific guidance with regards to privacy, overlooking and outlook.

2.3.2 The rear dormer extension would be set within the roof and it would result in no more overlooking or overshadowing at any adjoining sites than the existing building. The proposed use as a bedroom is unlikely to result in excessive light spill to the detriment of the character of the street or the visual amenity of neighbouring occupiers.

2.3.4 Set within the roof, the rear dormer extension would not represent an overbearing or over-enclosing feature for any neighbouring occupiers and it would not result in any significant loss of

outlook form any neighbouring rooms or gardens.

2.3.5 It is concluded that the proposal would not result in any significant loss of amenity for the occupiers of any neighbouring properties.

3.0 Recommendation:

3.1 Grant conditional planning permission

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday March 15th 2021, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'

Application ref: 2020/4939/P
Contact: Adam Greenhalgh
Tel: 020 7974
Email: Adam.Greenhalgh@camden.gov.uk
Date: 10 March 2021

Development Management
Regeneration and Planning
London Borough of Camden
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Judd Street
London
WC1H 9JE

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William Tozer Associates
42-44 New House
67-68 Hatton Garden
London
EC1N 8JY
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
58 Twisden Road
London
NW5 1DN

Proposal:

Erection of rear dormer and installation of two rooflights on rear roof slope and two rooflights on front roof slope.

Drawing Nos: A/01: 100, 101, 102, 103, 104

A/02: 101D, 102E, 103D, 501B, 104B, 104C

Planning Statement

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as

possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved drawings:

A/02: 101D, 102E, 103D, 501B, 104B, 104C

Reason:

For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Chief Planning Officer