

05 March 2021

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

Dear Adam Greenhalgh

**2020/4939/P – 58 Twisden Road, London NW5**  
**Revisions to dormer from double to single width, and installation of rooflights**


As per my previous correspondence I object to this revised dormer application, and ask that it be refused.

I am an interior architect (retired). I mentioned previously, I live in an identical property two doors away. Our shallow roof spaces are not compliant with providing the required area head height for the creation of habitable accommodation, as is shown intended by the layout of a bedroom on the loft plan. Neither would this be achieved by the insertion of the proposed dormer over the stairs, and/or the lowered floor as shown. Several houses of our plan type in the street have made internal alterations/modification at first floor level to provide access to the loft via a fixed staircase without the need for altering the roof profile. Such adaptations provide excellent access and use of the loft space for an additional bathroom and other non-habitable use, without the need for a dormer.

Being professionally familiar with dormer designs and the planning system; once dormers start appearing along a terrace there is no current planning formula here for 'any-two-dormers' to be truly matching in design detail. It is an unfortunate reality, in that it would introduce an unstoppable loss of uniformity and character of our exceptionally attractive roof forms. The result over time becomes a random visually deteriorating mismatch, thus, neither preserving or enhancing the terrace. Our rear roofs are both fully visible by the public and overlooked by many surrounding properties.

Allowing this dormer, shown jutting out at ridge tile level(!), not only adversely damages the visual appearance of the roof slope of this attractive intact small property, negatively impact on my outlook to the sky from my house, but set a most damaging precedent for the unaltered roofs of these delightfully designed houses in Twisden Road. Bar two full width roof extensions and one small central dormer inserted long before 1992 when our conservation area was designated, its especially attractive gabled roof form has remained preserved. It is the only house type of its kind in our conservation area. All applications for roof extensions and dormers of these properties have been refused since we became a conservation area. This should remain so with the protection of all the current design policies in place.

Yours sincerely

  
E Howard  
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