

HAT

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Camden Planning
Regeneration and Planning
London Borough of Camden
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Planning Statement for a Proposed Enlargement of an Existing Rear Facing Dormer of a Dwellinghouse at;

35 Swains Lane, London, N6 6QL

Introduction and Existing Building

The house is located on Swains Lane within in the Holly Lodge Estate Conservation Area, an Arts and Crafts style garden suburb development built in the 1920's. It a semi-detached house with an almost identical neighbouring house, both with existing loft and ground floor extensions.

The house has a long planning history which is summarised in the end section of this document and has been subject to enforcement due to a previous owner's works.

The current owner has inherited a number of problematic issues with the house and is seeking to improve the loft space and access with this application thereby improving the family home and providing sufficient space for their family.

Photos of Existing Building- Front



Photos of Existing Building- Rear



Site Plan & Aerial View



The Proposal

The current loft room has a number of headroom issues which restrict its use and limit its usefulness as a bedroom. The proposal is to enlarge rear dormer by moving the cheek towards the boundary of the house in order to improve the headroom and usable space within the existing loft. Heights and depth of the dormer would remain as is and it will be finished in tile to match the existing roof. The existing set-back is approx. 1m from the rear wall which would also remain.

The new dormer will create an even set-back on the side and rear of the house maintaining the lower part of the existing roof, all will be re-tiled to match the existing roofs. The new extended cheek will finish behind the existing side dormer so will not be visible from the road.

The house is semi-detached and therefore the symmetry of the proposal with its immediate neighbour at no. 37 is of critical importance. This neighbouring house has a large, combined rear and side extension creating a rather unbalanced rear elevation with the existing small dormer at no.35.

While we do not seek to emulate this design, the proposal does create a better balance to the other side while maintaining sufficient roof to read the original form of the building. As such we are submitting the proposal as a contextual response to the existing situation.

The property is in a conservation area, but it is important to note that the proposal is not visible from the street, and from the rear gardens it would form part of a pattern of development not untypical of the area, arguably not unduly harming the character of the area. A similar loft extension can be seen a little further along the road at 51 Swains lane for example.

Amenity

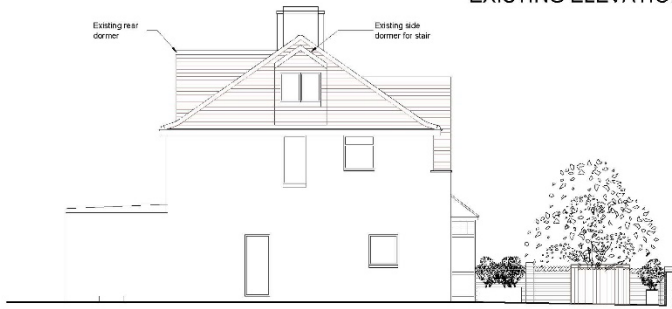
The proposal does not significantly alter the existing amenity as the additional window proposed faces the garden in an identical way to the existing window.

The side elevations will have no new windows.

Due to the setback of the dormer the proposal will not cast any significant additional shadow.

Existing & Proposed Elevations

EXISTING ELEVATIONS

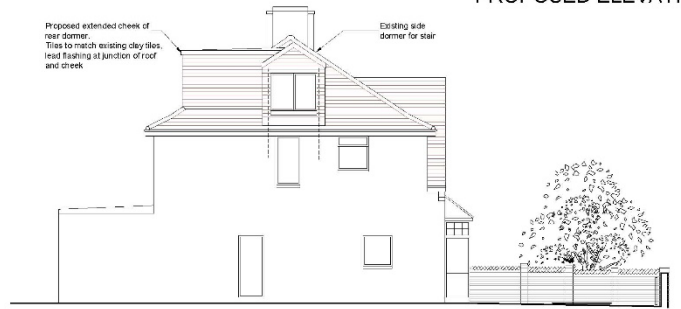


B. Existing Side Elevation



C. Existing Rear Elevation

PROPOSED ELEVATIONS

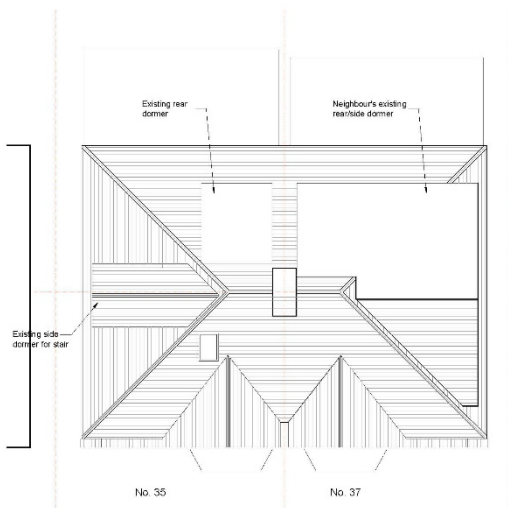


B. Proposed Side Elevation

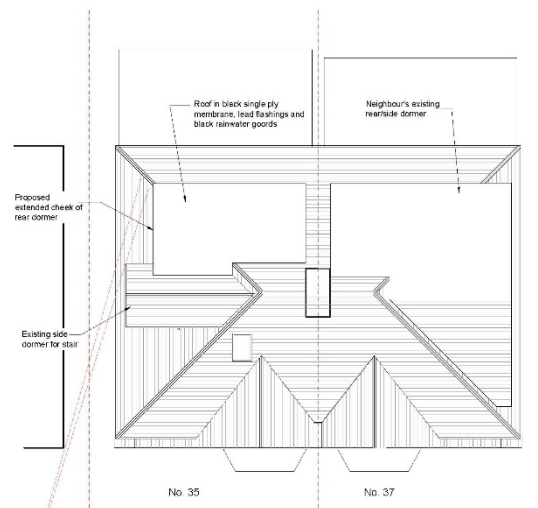


C. Proposed Rear Elevation

Existing & Proposed Roof Plans



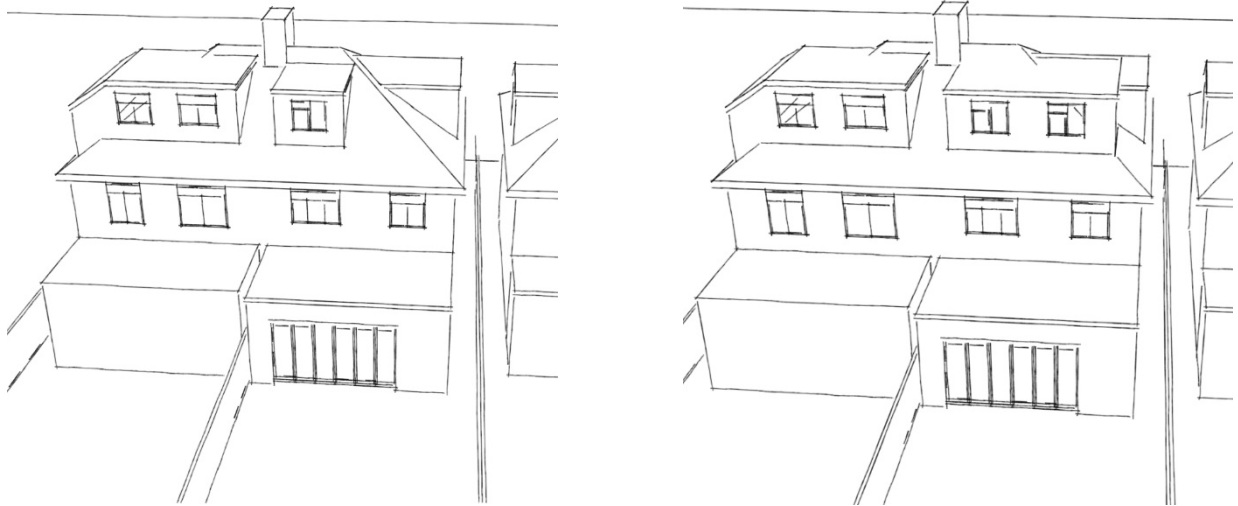
A. Existing Roof Plan



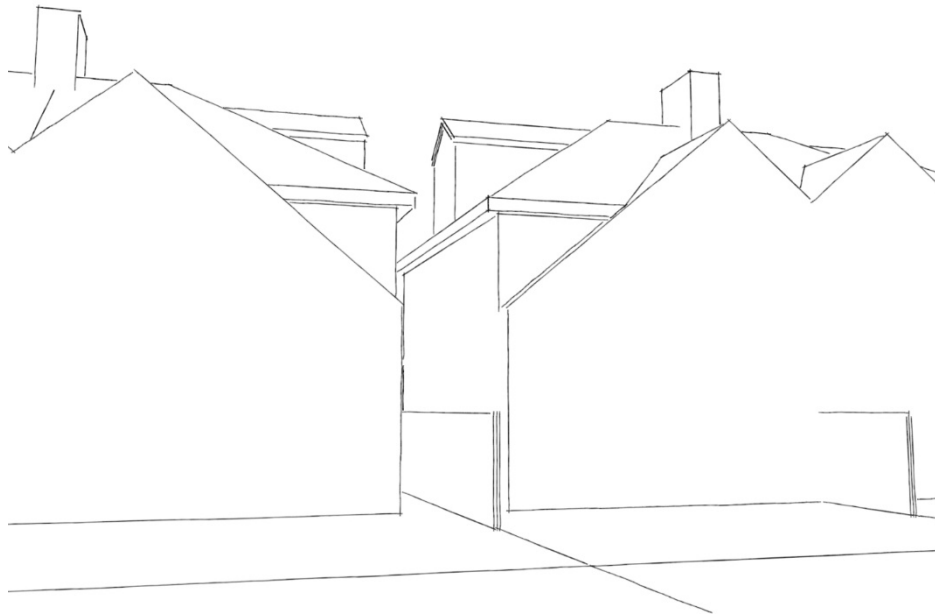
B. Proposed Roof Plan

Viewing angle from street

Existing & Proposed Rear Views



View from Swains Lane – Proposal is not visible.



Planning Context & Precedent

Under previous owners the house has a long planning history particularly with regards to an unauthorised 1st floor extension, which was subsequently rectified. The current owners are keen to ensure proper approval of the proposal and would welcome comments from the Planning Department on this application

A Hip-to-Gable extension was in fact granted in 2008, which would have solved the current issues with the loft room but was apparently not built.

The property is in a conservation area, but it is important to note that the proposal is not visible from the street, and from the rear gardens it would form part of pattern of development not untypical of the area. A similar loft extension can be seen a little further along the road at 51 Swains lane. Here the extent is greater than being proposed in this application but it is a similar approach.

The loft extension at neighbouring no. 37, while not in itself an acceptable solution under current guidance, does create an asymmetry in the pair of houses from the rear. This proposal is made in this context creating a balance between the sides.

Attention is drawn to recent applications relevant to this approach;

- 22 Makepeace Ave. Ref 2018/2794/P –Enlargement and re-profiling of main roof -
GRANTED

The application here was approved as the proposed roof matched the neighbouring roof, which would not otherwise have met approval.

PLANNING POLICY

A. Camden Planning Policy

HOME IMPROVEMENTS Camden Planning Guidance January 2021

2.2 -Roof Extensions

The document describes how a roof extension such as a dormer can transform and improve the space of the house. It also describes that while there are principles of good design to follow a proposal should be considered in its specific context, rather than a hard line approach, and could also consider as precedent other relevant extensions in the area which were subject to different planning regulation, including within conservation areas- see above.

It is also worth noting that the proposal is not visible from the street, and from the rear gardens would form part of pattern of development not untypical of the area, arguably not unduly harming the character of the area.

B. Holly Lodge Estate Conservation Area Appraisal and Management Strategy – 6.12.12

This document identifies some key development policies to consider;

- **DP24 – Securing High Quality Design-**

To consider the character, setting, context and the form and scale of neighbouring buildings

- **DP25 – Conserving Camden’s Heritage-**to maintain the character of Camden’s conservation areas,

Section 2 describes the key Issues to consider when making additions and alterations to the existing housing stock.

We have considered these carefully;

Dormers and Roof Extensions – in proposing to create a balance between the loft extension at No. 37 &35 we believe this will improve the symmetry and integrity of the pair of houses.

The side is stepped in from the edge of the roof and eases the transition between the front and rear elevations.

We believe the above is in the spirit of the guidance.

C. National Planning Policy Framework

The proposal would offer a great improvement over the current accommodation while using the existing structure and similar materials in its construction. As such it seems to align with the NPPF presumption in favour of sustainable development.