

Camden Square Conservation Area Advisory Committee

6 St Augustine's Road
Flat A

Date: 21 June 2021

Planning application Reference: 2021/1691/P

Proposal: The erection of dormer windows to the side and rear elevations with roof lights associated with the conversion of the loft space into ancillary residential accommodation.

Summary: This development cannot be built as proposed and at the same time meet the requirement of Building Regulations. It should therefore be rejected.

Comments:

1. Although on first sight the drawings appear technically adequate, closer inspection reveals confusion over the way they have been labelled and the absence of some vital dimensions.
 - 1.1. Drawing number EX10 (existing rear elevation) refers to the Garden Flat in the title, The proposal, however, is to do with the top floor flat.
 - 1.2. No section lines are indicated on the proposed drawings: one has to ascertain where these have been taken.
 - 1.3. No dimensions have been given on the plan or elevations to indicate the size of the proposed dormers. All that are provided are the distances from the eaves and party walls.
 - 1.4. In the roof plan and the rear elevation, the rear dormer appears to meet with the line of the roof hip at a point, whereas in reality this would be more likely to require some separation in order to flash adequately.
 - 1.5. The opening sentence of the Design Access Statement states that no. 6 St Augustine's Road is on the northern side of the road – it is actually on the south side.
2. A major concern with this proposal is the headroom of the resulting loft space bedroom.

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- 2.1. Building Regulations require a headroom of 2.2m in loft conversions, but only 2.1m is achieved in the apex at best. This then reduces to 2070mm within the proposed rear dormer.
- 2.2. The majority of the ceiling space will be considerably lower than 2.2m and sloping down towards the eaves.
- 2.3. The proposal fails to take into account the fact that the existing ceiling joists are unlikely to be adequate to support the live load of a new habitable floor. If these require strengthening, the ceiling height will be lowered yet further.
- 2.4. Whilst the ceiling of the floor below could be lowered in order to accommodate the strengthening of the joists, this has not been indicated as an option on the drawings.
- 2.5. Insulation will need to be provided to the underside of the roof slope, which will further impact on the headroom.
3. All this assumes that the proposal does not involve re-slating and insulating above the rafters. If this were to be required, however, the overall height of the roof would increase which in turn would necessitate planning permission, which may not necessarily be forthcoming.
4. Whilst the design of the proposed dormers and conservation rooflights are aimed to be sympathetic additions to the host building, and according to the DAS will only be "fleeting visible", it is not currently apparent that adequate headroom can be achieved within the current building envelope. Unless this concern can be addressed and meet the requirement of building regulations, approval of the proposed development should be withheld



Signed:
David Blagbrough
Chair
Camden Square CAAC

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