

OC/P08146
28 July 2021

London Borough of Camden
Regeneration and Planning
5 Pancras Square
London
N1C 4AG

Dear Sir/Madam,

Town and Country Act 1990 (As Amended)
8 Upper Park Road, London, NW3 2UP
Full Planning application for the erection of a rear dormer

On behalf of the applicants, Benjamin Samuel and Drusilla Bridges, we submit a Full Planning application for the erection of a rear dormer.

The application has been submitted via the Planning Portal under the reference: **PP-10074900** along with the application fee of £206.

The following information supports the application:

- Application Form
- CIL Form
- Site Location Plan, prepared by Alex Tart Architects,
 - Ref: P01
- Existing Plans, prepared by Alex Tart Architects,
 - Ref: P02 – Site Plan
 - Ref: P06 – Existing Third Floor Plan
 - Ref: P08 – Existing Roof Plan
 - Ref: P09 – Existing Front Elevation
 - Ref: P10 – Existing Rear Elevation
 - Ref: P11 – Existing Side Elevation
- Proposed Plans, prepared by Alex Tart Architects,
 - Ref: P51 – Proposed Third Floor
 - Ref: P52 – Proposed Roof Plan
 - Ref: P53 – Proposed Front Elevation
 - Ref: P54 – Proposed Rear Elevation
 - Ref: P55 – Proposed Side Elevation and Section
- Site Photographs (in this statement)

Architecture Planning Interiors

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Site Location

8 Upper Park Road is a semi-detached paired villa in the Italianate style. The building comprises a lower ground, ground, first, second and roof level accommodation. The lower-ground floor offers separate residential accommodation to the rest of the building; however all is under a single ownership. The property is likely to have been constructed between 1862 and 1894 when much of the development along Upper Park Road was undertaken. The property is set back from the road and has a long narrow rear garden with natural screening.

The following planning policy designations apply to the site:

- Park Hill and Upper Park Conservation Area,
- Locally Listed Building.

Planning History

The following planning history is recorded for the site:

2021/3067/NEW – Pending Determination

Ground and lower ground side extension, rear lower ground extension, new A/C plant and other alterations.

2018/3050/T – No Objection 9th August 2018

REAR GARDEN: 1 x Lime (T1) - Reduction in height of 3m and 1m reduction in lateral branches

2016/0827/P – Granted 6th June 2016

Conversion and change of use from 2x self-contained flats to single family dwelling; erection of 2- storey side extension at lower ground floor and ground floor levels; including erection of single- storey conservatory at rear and installation of conservation rooflight in rear roof-slope.

2014/4772/T – No Objection 16th September 2014

REAR GARDEN: 1 x Cherry - Fell to ground level. 1 x Purple Plum - Reduce crown overall by 1-2 metres. 1 x Plum - Fell to ground level 1 x Lime - Remove basal and epicormic growth. Crown lift to 3.5m.

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Site Photos



Top: Front of Property. Bottom Left: Rear of 10 UPR. Bottom Middle: Side of 8 UPR. Bottom Left: Rear of 6&8 UPR

Application Scheme

The Description of Development for the application is described:

'Erection of a rear dormer'

The proposal is for a rear dormer, replacing an existing rooflight. The dormer is centred on the property's left row of windows and is set down from the ridge level and set-back from the eaves. The dormer features three 4-pane sash windows and will be constructed from matching materials to the existing roof.

The dormer will provide a floor-ceiling height of 2m and the space will be utilised for an additional bedroom with *en-suite*. The roof will be reinsulated, and double glazing installed to the windows to improve the environmental rating of the property.

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Planning Policy Considerations

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this instance the Development Plan relevant to the proposals comprises:

- London Plan (2021)
- Camden Local Plan (2017)

The following are also material planning considerations:

- National Planning Policy Framework (2021)
- Camden Planning Guidance

The design of the dormer and its impact on heritage assets, (the host property and Park Hill Conservation Area) is the principal planning consideration of the application.

Of the Italianate style villas along Upper Park Road, approximately 1/3 have undertaken some form of rear dormer, with others opting for rooflights; all presumably to support some form of roof level accommodation - as is the case with this application proposal. Neighbouring 6 Upper Park Road, which is the property "paired" with the application site has undertaken a rear dormer. The Park Hill and Upper Park Road Conservation Area guidance does not object to the principal of rear dormers within the conservation area; it is subject to each case on its own merits and its design in consideration of Camden Planning Guidance. The principal of a rear dormer is therefore considered acceptable in principle in view of the context of the area.

The proposal has been designed in consideration to the Council's Home Improvements (2021) guidance. In consideration of this guidance:

- The dormer is subordinate in size and scale and similarly positioned on the roof compared to 6 Upper Park Road. It is however considered the proposed dormer is more appropriately balanced between the bottom of the eaves and the top of the roof ridge.
- The dormer has been designed to emphasise the glazed elements, with the 4-pane sash windows reflecting the window design of the floors below (and neighbouring properties). The windows are smaller than the lower floors reflecting the hierarchy of the floors.
- The solid part of the dormer will be finished to integrate with the rest of the roof.
- The dormer is situated below the top of the chimney in-side profile, maintaining the prominence of the chimney stack (although this view is largely obscured).
- The dormer cannot be seen from wider public views within the conservation area.
- The floor-to-ceiling height is 2m as indicated.
- The dormer will seek new insulation and double glazing to improve the thermal rating of the property.

The proposal has therefore been sensitively designed in consideration of the conservation area, neighbouring properties, and the host property. The design has been considered against the Council's Home Improvements (2021) guidance and follows the recommendations. The proposal therefore complies with Policy D1 and D2 of the Local Plan and should be approved.

We trust you have all that is required to validate and determine the application and we look forward to a swift and positive outcome. Should you require anything further however, or would like to discuss

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the proposal, please do not hesitate to contact the undersigned.

Yours sincerely,

Oliver Coleman

Oliver Coleman
BA(Hons), MSc, MRTPI

For and on behalf of
Rolfe Judd Planning Limited

Cc	Benjamin Samuel	
	Drusilla Bridges	
	Jemma Williams	Alex Tart Architects
	Martin van Willingham	MVW Consultancy