

Parnjit Singh

From: Rae Fether [REDACTED]
Sent: 24 September 2021 12:15
To: Planning Planning
Cc: Nora-Andreea Constantinescu
Subject: 23 Twisden Road - 2021/3273/P

23 Twisden Road Application 2021/3273/P

Please find our objection to above application below submitted on behalf of DPCAAC:

Objection

We note that no notice was posted in Chetwynd Road.

We object to the insertion of a dormer into the roof of this attractive two storied house, forming part of a terrace of similar houses, nos 1-23 which all have an intact and characteristic roof form with distinctive gable to the front. It backs onto Nos 4-26 Chetwynd Road, a row of identical cottage style houses whose roofs are similarly unspoilt.

Twisden Road is highlighted in the DPCAMS as 'an exceptionally well preserved street and roofline' and Nos 1-23 are among those listed as making a positive contribution. Harmful insertions to the roofscape were an important reason for seeking CA designation.

Due to the Dartmouth Park topography its roofscape is not only looked down upon by properties from the rising slope up to the Hampstead and Highgate Ridge but can also be seen from the western leg of Twisden Road when trees are not in leaf.

The applicant asserts in 7.0 of their Statement that the proposed development complies with current national and local policies. On the contrary it clearly does not.

- - The proposal fails to comply with both Camden Local Plan, Design and Heritage, policies D1, and D2, and Dartmouth Park Neighbourhood Plan policies DC2 and DC3.
- - DPCAMS "Roof alterations and extensions" p.55.
- - CPG Home Improvements, Roof Extensions 2.2 states a dormer should be subordinate in size to the roof slope being extended. This application proposes a dormer that takes up over half the width of the roof and three quarters of the depth.
- - Note a new version of the NPPF was published July 2021 while the applicant refers in their statement to the 2012 version.

The proposed dormer would have a harmful visual impact on the integrity of the roofline of this terrace, detracting from the form, style and character of the building and setting an unfortunate precedent. It fails either to preserve or enhance the character and appearance of the DPCA.

We query why this application is registered as a "Residential Minor Alteration" whereas similar applications in this road have been registered as "Residential Extension".

Thank you

Rae Fether

For DPCAAC