

Delegated Report		Analysis sheet		Expiry Date:		30/08/2021	
		N/A		Consultation Expiry Date:		26/09/2021	
Officer				Application Number(s)			
Nora-Andreea Constantinescu				2021/3273/P			
Application Address				Drawing Numbers			
23 Twisden Road London NW5 1DL				See draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
New rear dormer and rooflight on rear roof slope.							
Recommendation(s):		Refuse planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		<p>Site notices were displayed on 27/08/2021 and expired on 20/09/2021. Press notices were published on 02/09/2021 and expired on 26/09/2021.</p> <p>No responses from neighbouring occupiers were received.</p>					
Dartmouth Park Conservation Area Advisory Committee		<p>Dartmouth Park CAAC have objected to the proposed scheme on the following grounds:</p> <ul style="list-style-type: none"> - Conservation Area Appraisal identifies the properties along the street for being "exceptionally well preserved street and roofline" - Roofscape visible from Hampstead and Highgate Road - Harmful visual impact on the integrity of the roofline of this terrace, detracting from the form, style and character of the building - Unfortunate precedent 					

Site Description

The application site is located on the eastern side of Twisden Road. The building is a two-storey end of terrace and has a rear return which pairs with the neighbours.

The site lies within Dartmouth Park Conservation area and is considered to make a positive contribution to it along with the terrace row it is part of. This also falls within the boundaries of the Dartmouth Park Neighbourhood Plan.

Relevant History

Relevant planning records at the application site:

2019/0582/P - Erection of side infill extension and replacement of doors at ground floor level of the two storey rear return, installation of two rooflights to the rear slope, all to single family dwellinghouse (Class C3). – **Granted 22/10/2019**

Relevant planning records at the neighbouring sites:

2019/2274/P – 58 Twisden Road - Erection of rear dormer extension and installation of two rooflights in front roofslope – **Refused 05/12/2019** – Appealed APP/X5210/D/20/3247346 – Dismissed 12/08/2020.

RfR: The rear dormer window proposed, by virtue of its excessive scale and inappropriate design, would result in an addition which would detract from the form, style and character of the original building and the terrace as a whole and would fail to preserve or enhance the character or appearance of the Dartmouth Park Conservation Area.

2020/4939/P – 58 Twisden Road - Erection of rear dormer and installation of two rooflights on rear roof slope and two rooflights on front roof slope. – **Granted 16/03/2021**

Relevant policies

National Planning Policy Framework (2021)

London Plan (2021)

Camden Local Plan (2017)

Policy A1 – Managing the impact of development

Policy D1 – Design

Policy D2 - Heritage

Policy DM1 – Delivery and monitoring

Policy CC1- Climate change mitigation

Policy CC2 – Adapting to climate change

Camden Supplementary Planning Guidance (2021)

CGP - Design

CPG – Home Improvements

CPG - Amenity

CPG – Energy efficiency and adaptation

Dartmouth Park Neighbourhood Plan (2019)

Policy DC2 – Heritage assets

Policy DC3 – Requirement for good design

Dartmouth Park Conservation Area Management Appraisal (2009)

Assessment

1. Proposal

The application proposes the erection of a dormer window on the rear roof slope and a rooflight adjacent.

The proposed dormer would have a width of 2.9m, 1.7m height and 3.1m depth, and three timber sash windows.

The proposed rooflight would have a height of 0.7m and a width of 0.8m measured on rear elevation. A rooflight in this location has already been granted under application ref no. 2019/0582/P, with a width of 1m and a height of 0.7m.

2. Design

Dartmouth Park Conservation area Management Appraisal describes Twisden Road as being “an exceptionally well-preserved street and roofline, exhibiting a pleasing sense of unity”. Due to the land topography, the application site and the terrace row it is part of are visible from the rising slope up to Hampstead and Highgate Road. Due to the pattern of development, the rear roofslope of the application site it is also visible through the gap between the rear gardens of buildings on Twisden Road and Chetwynd Road.

In relation to dormers, CPG Home Improvements indicates that they should be subordinate in size to the roof slope being extended, maintain even distances to the roof margins (ridge, eaves, side parapet walls), consider the hierarchy of window openings in terms of size and proportion. Furthermore, in terms of impact of wider area the guidance states that any development should consider whether the roof of your property is part of an unbroken roof line which is of heritage value - as set out in the Conservation Area Appraisal for the area, and that generally roofs of properties in Conservation Areas are part of the area’s character, and as a general rule, dormer windows should retain a greater area of roof slope in order to preserve this character.

The proposed rear dormer would sit on an unbroken roofslope of properties identified in the Conservation Area Statement as being of significance for their uniformity at roofline and sense of unity. The proposed dormer would have a bulk and scale which would dominate the roofslope being extended and would not maintain even distances to all roof margins. Whilst the window openings within the dormer would be smaller than the ones below and timber sash to match existing, due to its bulk the proposed dormer would appear overbearing and incongruous to the roofslope.

As the rear roofslopes of the terrace row the application site is part of, are visible from various public view points within the area, due to its bulk and projection the proposed dormer would appear as an incongruous addition, resulting in less than substantial harm to the conservation area. Based on most recent case law, considerable importance and weight has to be given to the desirability of preserving heritage assets, where preserving means doing no harm (See Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council, 2014).

In line with policy D2, policy DC2 and DC3 of Dartmouth Park Neighbourhood Plan and the statutory duties as set out under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as

amended by the Enterprise and Regulatory Reform Act 2013, the proposed rear dormer would fail to preserve or enhance the character or appearance of the host building or conservation area.

When harm is identified from new development, NPPF requires its own exercise to be undertaken to balance the harm with any public benefits as a result of the proposed development. Given the proposal relates to a private property, there is no public benefit arising from this submission.

As such, the proposed dormer would have a harmful visual impact on the integrity of the unbroken roofline of the terrace row it is part of, detracting from the form, style and character of the building.

A slightly larger rooflight has been granted consent under application ref no 2019/0582/P, in the same position as proposed. As such, the proposed rooflight due to its scale would sit comfortably on the rear roofslope and would not result in harm to the host building and neighbouring ones.

3. Amenity

Policy A1 seeks to protect the quality of life of occupiers and neighbouring ones by only granting permission for development that would not harm their amenity. The main factors which are considered the impact the amenity of neighbouring residents are overlooking, loss of outlook and sense of enclosure, implications on daylight, sunlight, light pollution and noise.

The proposed roof extension, to include rear dormer and rooflight, due to its nature, design and position, would not result in harm to the neighbouring amenity in terms of loss of light, outlook, light pollution or noise.

4. Recommendation

The proposed rear dormer by reason of its bulk, detailed design, scale and siting within a largely unimpaired roofline, would be detrimental to the character and appearance of the host building, group of buildings it is part of, the streetscene and surrounding Conservation Area contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan (2017) and policies DC2 (Heritage assets), DC3 (Requirements of good design) and DC4 (Small residential extensions) of Dartmouth Neighbourhood Plan (2019).

Refuse planning permission