

Conservation Area Advisory Committee

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| Advisory Committee | Dartmouth Park |
| Application ref | 2021/3530/P |
| Address | 10 Chetwynd Road London NW5 1BY |
| Planning Officer | Miriam Baptist |
| Comments by | 14 Nov 2021 |
| Proposal | Rear infill extension at ground floor, rear roof dormer, three rear rooflights and one rooflight to the front. |
| Objection | Yes |
| Comment | Yes |
| Observations | <p>DPCAAC objects to the insertion of a dormer into the roof of this attractive two storied house, part of a terrace of similar houses, nos 4-26, which all have an intact and characteristic roof form with distinctive gable to the front. It backs onto Nos 1-23 Twisden Road, a row of identical cottage style houses with a similarly intact roofline. Nos 2 - 64 Chetwynd Road is listed in DPCAAMS as buildings making a positive contribution.</p> <p>Due to the Dartmouth Park topography its roofscape is looked down on by properties from the rising slope up to the Hampstead and Highgate Ridge and can also be seen from the western leg of Twisden Road when trees are not in leaf (note also trees are not permanent). Although a small dormer, it would nevertheless set a damaging precedent in this attractive terrace. Access to the loft space for storage or study could surely be achieved by other means.</p> <p>Examples of dormers given in the applicants Design & Access Statement are irrelevant as they refer to different three storey style of houses and not the distinctive cottage style of this terrace. Crucially a dormer was recently refused in 13/10/2021 to an identical house at no 23 Twisden Road, directly backing onto the Chetwynd Road terrace. The front rooflight example noted by the applicant at no 18 Chetwynd Road was unauthorised and should not set a precedent</p> <p>The rear extension fails to comply with CPG Home Improvements 2.1.2 - side extensions should:</p> <ul style="list-style-type: none">- be set back from main front elevation. |

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- respect and duly consider the amenity of adjacent properties with regard to light pollution/spillage and privacy. Also see DPCAAMS 'Roof alterations and extensions' p.55.

The proposal fails to comply with Camden Local Plan policies D1 and D2. The 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. It fails either to preserve or enhance the character and appearance of the DPCA.

Documents attached

No details entered

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