

Conservation Area Advisory Committee

Advisory Committee	Dartmouth Park
Application ref	2021/5417/P
Address	65 Spencer Rise London NW5 1AR
Planning Officer	Edward Hodgson
Comments by	09 Jan 2022
Proposal	Erection of mansard roof
Objection	Yes
Comment	Yes
Observations	<p>DPCAAC objects to this application for a mansard roof extension with front and rear dormers.</p> <p>In 2009 an application (2009/1315/P) for a mansard roof extension, ground floor rear infill extension and first floor rear extension was refused and went for appeal.</p> <p>The inspectorâs appeal decision Ref: APP/X52109/A/09/2112426 allowed the rear infill and first floor rear extension but refused the mansard roof extension. His reasons for refusal still stand today.</p> <p>No 65 is part of a group of three which read as a group with an attractive unbroken parapet line and intact butterfly roofs.</p> <p>DPCAAMS. 4.6 notes the importance of roofscapes in the Conservation Area which was a key reason for the designation in 1992. Roof alterations and extensions p.55 states:</p> <p>The conservation area retains its clear historic rooflines, which it is important to preserve. Additional storeys, fundamental changes to the roofline, insensitive alterations, poor materials, intrusive dormers or inappropriate windows can harm the historic character of the roofscape and will be resisted.</p> <p>The current application has unannotated drawings, no location plan and no Design and Access Statement. The application form states that âWalls: roof slates to match that in the areaâ and that front dormer windows are wooden sashes and rear windows are grey aluminium. There is no information on the form or drawings, on proposed materials</p>

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for cheeks and surrounds of the dormers. Drawings of the proposed section and proposed rear elevation conflict in that no parapet is shown on the section drawings.

The two rear undimensioned dormer windows appear from the scale bar to be 1000mm and 1300mm wide

CPG Home Improvements states:

- 2.2.1 Dormers: should be subordinate in size to the roof slope being extended. Design of dormers would consider the hierarchy of window openings in terms of size and proportion, which generally results in smaller dormer windows than the ones at lower levels. Dormer materials should complement the main building and wider townscape.
- 2.2.2 New roof levels: windows should respond to the fenestration character of the host building and materials to complement the existing roof and building and neighbourhood context.

This application is clearly in conflict with this guidance as well as CLP policies D1 and D2, DPCAAMS as above and DPNF policies DC2 and DC3. DC4 justification 3.36 has not been raised.

The proposed mansard roof extension and dormers would be readily visible from Spencer Rise and when approaching from Dartmouth Park Hill. It would harm the integrity of the roofline of this group of three and fails to preserve or enhance the character and appearance of the conservation area.

Should the Council be minded to approve this application we ask that:

- the size of both dormer windows are reduced and equal in size.
- details of dormer cheeks and surrounds be provided and approved.
- a condition that real slate tiles to match those in the area are used.
- rear dormer windows are wooden sashes, not aluminium.

Documents attached

No details entered

About this form

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Form reference	21736429

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