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**From:** [REDACTED]  
**Sent:** 11 January 2022 20:07  
**To:** Miriam Baptist  
**Subject:** Re: 10 Chetwynd Road 2021/3530/P

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Hi Miriam

Re Hampstead and Highgate Ridge, it is referred to in the DPCAAMS in Character and appearance of the area 4.6 (though not specifically as the H & H ridge) which also describes land rising towards Dartmouth Park Hill. British History online refers to a ridge: "The physical appearance of the heath was owed chiefly to the fact that its summit was sandy ridge running from Highgate to Hampstead...".  
7.33 Twisden Road is describes as "An exceptionally well preserved street and roofline.... The roofscape is highly visible from the top of Spencer Rise and Chetwynd Road....."  
Nos 4 - 26 Chetwynd Road backing onto Twisden Road, are also exceptionally well preserved.

Point 3 of the architects response: I may have been mistaken to reference Hampstead and Highgate Ridge and made the assumption the roofscape was visible as DPCAAMS 7.33 ie more from the north east boundary of CA and 7.46 Chetwynd Road (east) ".....Looking west from the top there are clear views of the road and roofscape of Chetwynd Road (west) stretching down the hill towards Haddo House".

Point 4: I took some photos from the pavement on the other side of the road as you walk along Twisden Road showing a clear view of the roof of no 10. Height of raised party wall does not appear to make any difference to the view.



### Remaining points

1: It is DPCAAC policy to resist dormers, once there is a precedent the roofscape will inevitably over time be further harmed, the copy and paste remark has no bearing on this argument.

2: It is a matter of opinion that, DPCAAMS Appendix 2 - Buildings that make a positive contribution, are not buildings as a whole.

Appendix 5 lists issues affecting the whole of the CA, Negative features such as: "Alterations to roofscape – re-roofing in unsympathetic materials or additions such as rooflights on prominent slopes where there is pressure to extend a property. Due to the topography of the area the rear slopes are often as important as the front slopes as views are available from neighbouring streets and buildings".

5: Some properties lower the first floor to overcome this problem as well as giving more headroom. I noted that no 3 Twisden Road opposite this property was having two large roof lights inserted in their roof presumably to enable use of the loft at some point.

6: True I did not refer to precedents of the dormers on the north west side of Twisden Road. These regrettably show how once a precedent for dormers is set others inevitably follow.

7: The size of dormer in the long run is not relevant as it will always set a precedent. No. 41 Twisden Road is not relevant either as it is a three storey house and not the cottage type.

8: Excellent

9: Withdraw objection.

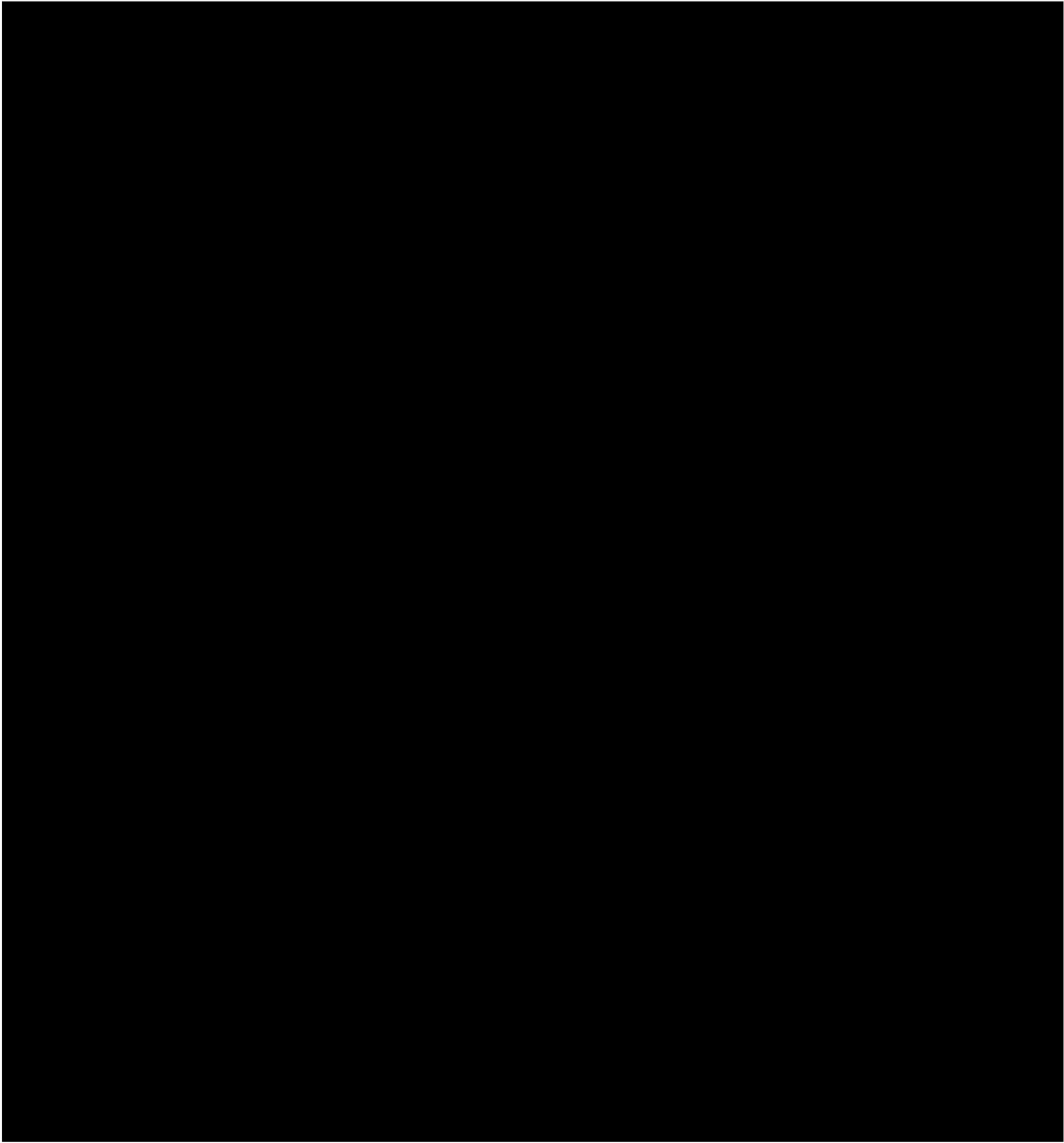
10: Again a matter of opinion, the application conflicts with CLP policy D1 most importantly points (a), (b) and (m). We would argue it does not preserve the character and appearance of the conservation area policy D2 (e).

11: Regrettably the DPNP, adopted 2020, policy DC4 justifies roof extensions as space for growing families but is in conflict with policy DC2 (a).

12: We disagree, again a matter of opinion, it depends where you are coming from! Any dormer, however small has an impact on the roofline. As can be seen from the photo above taken in Twisden Road, if nos.4,6 and 8 Chetwynd Road followed suit the harm caused would be greatly magnified.

Best wishes

Rae Fether  
For DPCAAC



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