

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/5878/P	DPCAAC	19/02/2022 15:20:07	OBJ	<p>A similar application for a rear dormer was refused August 2021. This application differs only in that the same dormer is centrally placed, omission of one rooflight to rear and introduction of two new rooflights to the front roof.</p> <p>DPCAAC continues to object to the insertion of a dormer into the roof of this attractive two storey house, forming part of a terrace of similar houses, nos 1-23 which all have intact roofs and characteristic gable to the front. It backs onto a terrace of similar cottage style houses also with unspoilt roofs.</p> <p>Twisden Road is highlighted in DPCAAMS 7.33 as "an exceptionally well preserved street and roofline....The roofscape is highly visible from the top of Spencer Rise and Chetwynd Road....". Here viewed by land rising to the east towards a high point at Dartmouth Park Hill. Rear roofs of nos 1-23 can also be viewed from the western leg of Twisden Road when trees are not in leaf. Nos 1-23 are listed as making a positive contribution. Harmful insertions to the roofscape were an important reason for seeking CA designation</p> <p>The D&amp;A statement cites two other dormers in Twisden Road: no 41 is irrelevant, a three storey house unlike the two storey cottage style of nos 23. No 58 on the north west side of Twisden Road, directly overlooked by the York Rise Estate, was regrettable, existing pre CA or unauthorised dormers were a factor but illustrate the damage that will be caused if remaining few intact roofs here follow suit.</p> <p>The statement 7.0 asserts that the proposed development complies with current national and local policies. It clearly does not.</p> <ul style="list-style-type: none"> <li>- 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.</li> <li>- DPCAAMS "Roof alterations and extensions" p.55.</li> <li>- 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.</li> <li>- Note a new version of the NPPF was published July 2021 while the applicant refers to the 2012 version.</li> </ul> <p>The proposed dormer would have a harmful visual impact on 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.</p>