

Conservation Area Advisory Committee

Advisory Committee	Dartmouth Park
Application ref	2022/0395/P
Address	26 Brookfield Park London NW5 1ER
Planning Officer	Matthew Dempsey
Comments by	27 Mar 2022
Proposal	Demolition of existing outrigger; construction of rear extension, including associated rooflight; new dormer additions to roof; new double-glazed windows and other associated works to the property.
Objection	Yes
Observations	<p>DPCAAC objects to the proposed dormer to the front roof. No 26 has the last pristine roof on this side of Brookfield Park. Regrettably there have been dormers built over the years that have had a harmful effect on the roofscape of Brookfield Park though many of these were pre-CA (including no 28, pair to no 26, no 30 and 32). DPCAAMS states that pre-CA dormers should not set a precedent, see Roof alterations and extensions, p. 56.</p> <p>No 26 is part of a run of hitherto unspoilt front roofs (rooflights apart) until the dormer at no 16. The proposed dormer conflicts with the gable form of the roof and would neither preserve or enhance the character and appearance of the DPCA. It is in conflict with DPNF policies DC2 and DC3.</p> <p>With regard to the back extension DPCAAC welcomes the applicant's implementation of pre application advice, to set back the extension from the reconstructed closet wing so it would read more as an infill extension though it would prefer the set back be more than the proposed 300mm.</p> <p>Rae Fether</p>

Documents attached

Documents attached

No details entered

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