

11 May 2022

Miriam Baptist  
Planning Case Officer  
Development Management  
Regeneration and Planning  
Camden Town Hall  
5 Pancras Square  
London N1C 4AG

Dear Miriam Baptist

**2 Twisden Road, NW5 - 2022/1059/P**  
Roof: hip to gable with dormers at rear

I strongly object to this application for extending the top floor, a bedsit flat, into the roof. Twisden Road is listed in the DPCA Appraisal as an exceptionally well-preserved street and roofline exhibiting a pleasing sense of unity.

The proposal would remove the attractive, characteristic, end of terrace hipped roof form which makes such a significant contribution to the surrounding townscape setting; especially when viewed from Chetwynd Road. Hipped roofs are an important design feature in our historic Victorian neighbourhood. The ground floor extension to the adjacent house, no. 2 Chetwynd Road, respected this roof design principle and positively contributed to it. Removing the hipped roof at no. 2 Twisden Road would introduce a negative, discordant, feature, by losing the rhythm and charm of this existing roofscape. It would be much in disrespect of the conservation area setting.

This two-storey property, with a semi-basement with a small front area, was long ago split into three small flats. The semi-basement flat was recently extended over the length of the small garden. **Note:** this extension is not indicated on the sections or the plans. Extending this three-flat property further seems overdevelopment of the site. Upper floors have no external space for refuse and recycling storage. I understand the middle flat is now on the market. An opportune time to consider re-joining the upper floors, providing good room/ceiling height sizes and internal storage space. Our shallow roofs provide a substandard ceiling height. If a hip to gable were allowed (which I object to) the large dormers proposed show no comparison to roof extensions in this terrace, in being grossly oversized, shown to ridge level, these would be non-compliant with Camden's Design policy and dormer consents in our street.

There is a mention of matching the gable at the other end of this terrace. The Grove End House large land parcel sale saw its first terraces built in 1875 nos. 1-11 Chetwynd Road/(Carol Road) (Randall), followed by nos. 2-14 Twisden Road (Randall). It is conceivable that the terrace was intended to be extended along the footpath on what was then adjacent undeveloped land. The end house no. 14 has had a large section of its flank wall rebuilt. Likely the result of extensive bomb blast damage during WWII (aimed at the nearby railway line) resulting in much building repair in the street, often need to insert structural metal restraining ties to stabilise flank walls. Aerial photos after war damage clearance shows no 14 with a gable-end roof.

The proposal would also harm the amenity of the neighbours at no. 2 Chetwynd Road by depriving them of sunlight, daylight and outlook.

Kind regards

  
E Howard  
(Past Chair Planning DPCAAC)  
54 Twisden Road  
NW5 1DN