



Application ref.

2022/1407/P

Site Address

1 Spencer Rise London Camden NW5 1AR

Development Description

Erection of mansard roof extension with two front dormers and one rear dormer, one rooflight on top.

Planning officer

Nora-Andreea Constantinescu

Advisory committee

Dartmouth Park

Please choose one

Objection

Do you have any comments or consider that the proposal is harmful to or does not preserve the character and appearance of the conservation area?

DPCAAC strongly objects to this application 1 Spencer Rise forms part of a distinctive group of three two storey houses with intact butterfly roofs. To its right similar three storey houses step up the rising hill, most with intact butterfly roofs and none with dormers until nos 29 #8211 35 which have pitched roofs (nos 33 and 35 have parapets masking these from the road). DCAAMS 4.6 notes the importance of roofscapes in the Conservation Area which was a key reason for its designation in 1992. Roof alterations and extensions p.55 states: Additional storeys, fundamental changes to the roofline, insensitive alteration, poor materials, intrusive dormers or inappropriate windows can harm the historic character of the roofscape and will be resisted. And 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. (Residents of Chetwynd Road look down on the back of Spencer Rise houses). DPCAAMS description of Spencer Rise in Dartmouth East sub area 7.60 notes: Spencer Rise is one of the few streets in the conservation area which is marred by isolated mansard roof additions which have made their host building too prominent in the street. This underlines the importance of retaining this remaining run of un-extended roofline. In 2018 an application for a mansard roof extension was refused and went for appeal. It was dismissed and the reasons given in this appeal decision Ref APP/X5210/D/18/3208293 still stand today. The Inspector noted in point 9 with reference to the visibility of the mansard that:It would be clearly apparent from the front, and more apparent still in oblique views from the rising ground to the east. He noted in point 10 that: I conclude that the proposed roof extension would harm the character and appearance of the CA conflicting with those provisions of policies D1 and D2 of Camden Local

Plan directed to preserve and enhance the Borough's historical environment and heritage value. Since this appeal the Dartmouth Neighbourhood plan was adopted and this application now also conflicts with DPNP Policies DC2 and DC3. This application would set an unfortunate precedent and should be refused.

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