

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	10/05/2022
		N/A / attached	<b>Consultation Expiry Date:</b>	22/05/2022
<b>Officer</b>		<b>Application Number(s)</b>		
Miriam Baptist		2022/1059/P		
<b>Application Address</b>		<b>Drawing Numbers</b>		
2 Twisden Road Flat 1st Floor London NW5 1DN		Refer to Draft Decision Notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Erection of a gable-end roof extension with 2 rear dormers and installation of 2 rooflights to the front slope.				
<b>Recommendation(s):</b>	Refuse Planning Permission			
<b>Application Type:</b>	Full Planning Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	<b>00</b>	No. of responses	<b>12</b>	No. of objections	<b>11</b>
			No. electronic	<b>12</b>		
Summary of consultation responses:	<p><b>Site Notices</b> were displayed on 22/04/2022 expiring on the 22/05/2022 in the following locations:</p> <ul style="list-style-type: none"> <li>- 2 Twisden Road</li> <li>- Highgate Road Chapel entrance</li> </ul> <p>A <b>Press Advert</b> was published on and 28/04/2022 and expired on 22/05/2022.</p> <p>10 <u>objections</u> were received from nearby residents on the following grounds:</p> <ul style="list-style-type: none"> <li>• Loss of light/overshadowing to the courtyard garden and a bedroom of neighbouring no 2 Chetwynd Road</li> <li>• Changes the unique character of the street</li> <li>• Roofline should be protected; while careful, unseen changes can be acceptable, this would fundamentally change the roof pitch, height and optics and should not be acceptable in this conservation area</li> <li>• Proposal does not fit with the rest of the road in terms of style.</li> <li>• Proposal is bulky and unattractive, ruining a traditional roofline</li> <li>• Very noticeable from Chetwynd Road</li> <li>• Approving this increases likelihood of similar proposals which erode the character of the street and the conservation area</li> <li>• This attractive, characteristic, end of terrace hipped roof makes a significant contribution to the surrounding townscape setting</li> <li>• Hipped roofs are an important features of Victorian neighbourhoods</li> <li>• Proposal will introduce negative, discordant feature by disturbing the rhythm and charm of the existing roofscape</li> <li>• Overdevelopment of the site</li> <li>• Dormers proposed are grossly oversized and shown to ridge level which is non-compliant with Camden’s design policy and other dormer consents on the street</li> <li>• There is mention of matching the gable at the other end of the terrace. It is conceivable that the terrace was intended when built to be extended along the footpath on what was then adjacent undeveloped land. The end house (no 14) has a large section of its flank wall rebuilt, this is likely the result of bomb damage in WWII (aimed at nearby railway line).</li> </ul> <p><i>Officer’s response:</i></p> <ul style="list-style-type: none"> <li>• <i>See sections 3 and 4 of the report below</i></li> </ul>					

An objection was received from the local group Dartmouth Park Conservation Area Advisory Committee (DPCAAC) on the following grounds:

**CAAC comments:**

- The DPCAAC strongly opposes this application which proposes a major structural change to the hipped end of terrace roof, by extending it to form a gable end in order to insert a large rear dormer. The applicant states it will match the gable end of No.14 Twisden Road. However this was the result of repair after bomb damage and is not original. The end of terrace hipped roof is an architectural feature of the late Victorian terrace that is vital to retain. Any changes could set a precedent.
- No. 2 Twisden Road is close to the lower building at No. 2 Chetwynd Road, separated only by the modest ground floor entrance and small courtyard garden. The gable end would be overbearing and discordant. The over-sized dormer would deprive the garden of light and outlook and the second floor room that faces the proposed gable end would also be adversely affected. It will be clearly visible from both Chetwynd and Twisden Roads.
- Given the considerable ground floor extension, this proposal would represent a significant degree of overdevelopment. It is noted that the drawings do not include the large ground floor extension which stretches to the end of the small garden.
- The proposed dormer covers most of the roof, see proposed drawing No.2022/002/01. It conflicts with CLP Policy D1, D2, NFP Policy DC2, DC3 and in detail with CPG Home Improvements 2.2.1 Dormers. It would be visible from buildings and gardens to the rear and, given its size, be seen from the street. Much is made in the Design and Access Statement of matching the dormer at no 6 Twisden Road. However, this is largely irrelevant given that the dormer was not constructed to the planning permission granted in 1997 and therefore unauthorised.
- During the recent walkabout of the DP Conservation Area, Camden planners recognised the need to control the size of dormers which harm roofscapes and noted the importance to the Conservation Area of maintaining the well preserved architecture of Twisden Road.

*Officer's response:*

- *See sections 3 and 4 of the report below*

## Site Description

The site is an end-of terrace residential, two-storey house that has been divided into flats. It is not a listed building but lies within the Dartmouth Park Conservation Area and is identified as a positive contributor.

## Relevant History

Application site:

**CTP/E11/9/4/13800** - Conversion of dwelling at 2, Twisden Road, NW5, into 3 self-contained units. –  
*Granted 26/07/1972*

**2007/2825/P** - Erection of a single-storey rear extension to lower ground floor flat (Class C3). –  
*Granted 10/09/2007.*

## Nearby sites:

6 Twisden Road - **PE9700196R1** - Erection of two dormer windows to rear roof slope and skylight to the front roof slope to provide additional bedroom, as shown on drawing numbers TR/01, /02 and /04A. – *Granted 27/06/1997.*

## **Relevant policies**

### **National Planning Policy Framework 2021**

### **London Plan 2021**

#### **Camden Local Plan 2017**

Policy A1 – Managing the impact of development

Policy D1 – Design

Policy D2 – Heritage

#### **Camden Planning Guidance**

Design (2021)

Amenity (2021)

Home Improvements (2021)

#### **Dartmouth Park Neighbourhood Plan (2019)**

Policy DC2 Heritage Assets

Policy DC3 Requirement for Good Design

Policy DC4 Small Residential Extensions

#### **Dartmouth Park Conservation Area Appraisal and Management Plan (2009)**

## **Assessment**

### **1 Proposal**

1. Planning permission is sought for the erection of a hip-to-gable roof conversion, erection of two rear dormers and the installation of skylights to the front slope.

### **2 Assessment**

2.1 The main considerations in relation to this proposal are:

- Design and Heritage (the impact of the proposal on the character and appearance of the host building, the streetscape of which it is part and wider conservation area);
- Amenity (the impact of the proposal on the amenity of adjoining occupiers);

### **3 Design and Heritage**

3.1 Policy D1 of the Local Plan requires proposals to consider the character, setting, context and the form and scale of neighbouring buildings; and the character and proportions of the existing building. Through Policy D2, the Council will seek to preserve and, where appropriate, enhance Camden's conservation areas.

3.2 The Dartmouth Park Conservation Area Appraisal outlines that '*the conservation area retains its clear historic rooflines, which it is important to preserve. Additional storeys, fundamental changes to the roofline, insensitive alterations, poor materials, intrusive dormers or inappropriate windows can harm the historic character of the roofscape and will be resisted.*' It also highlights that '*roof alterations or additions are likely to be unacceptable where a building forms part of a complete terrace or group of buildings which have a roof line that is largely unimpaired by*

*alterations or extensions, or where its architectural style would be undermined by any addition. The rear roof is in some cases as important as the front where these are visible in views from other streets.'*

- 3.3 Policy DC2 of the Dartmouth Park Neighbourhood Plan is intended to preserve or enhance the built environment by *'in the case of developments within the Dartmouth Park Conservation Area, including alterations or extensions to existing buildings, ensuring that the development preserves or enhances the character or appearance of the Conservation Area; in the case of development affecting any of the buildings (or the setting of any such buildings) that make a positive contribution to the character or appearance of the conservation area, as identified in the Conservation Area Appraisal (Appraisal Appendix 2), only permitting development that is designed to a high standard, or preserves or enhances the character or appearance of the conservation area and makes a positive contribution to local distinctiveness;*
- 3.4 Policy DC3 of the Neighbourhood Plan states that all developments should be: *'achieving high quality design that respects the scale, mass, density and character of existing and surrounding buildings and preserves the open and green character of the area; ensuring that any extensions or modifications to existing buildings are subordinate to the existing development and in keeping with its setting, including the relationship to any adjoining properties;*
- 3.5 Policy DC4 supports small residential developments (including roof, side and rear extensions) where the development: *'is subordinate in scale and situation to the original dwelling and complements its character in terms of design, proportion, materials and detail'* and *'is sensitive to and respects the overall character and appearance of the street scene'*. In the case of roof extensions or dormers, development that *'respects the existing roof form in terms of design, scale, materials and detail'* and *'is restricted to the rear except where it is part of the established local character'* will be supported.
- 3.6 Twisden Road itself is not considered a particularly prominent road; it is a loop joining Chetwynd Road at both ends, and does not provide any cut-through to nearby roads; for this reason it is unlikely to be used by many people other than those who reside on Twisden Road itself. Despite this, the ends of Twisden Road are significant as they are widely visible from Chetwynd Road which is considered a key road in the locality, and within the Dartmouth Park Conservation Area. No 2 Twisden Road is visible from Chetwynd Road and is a prominent end-of-terrace building as it is the beginning of a terrace of uniform properties clearly visible above and behind the single storey extension and rear garden of no 2 Chetwynd Road. Currently the property has an attractive, traditional hipped roof with fitted lead flashings and a dentilated red brick cornice below the roof eaves, tying in with the building's red brick quoins.
- 3.7 No 2 Twisden Road, and the terrace of which it is part, are listed in The Dartmouth Park Conservation Area Appraisal as being a positive contributor, as is the adjacent no 2 Chetwynd Road, which is described as *'a notable detached two-storey house built shown on the 1894 OS map'*. For this reason policy DC2 is pertinent in this case in terms of protecting positive contributors in the CA from development which may harm their setting. The area appraisal describes Twisden Road as having *'an exceptionally well-preserved street and roofline, exhibiting a pleasing sense of unity. Built in the 1870s the road forms a loop off Chetwynd Road, a particular feature of it being the way pairs of terraced houses step down the slope; the change in level occurring between the ground floor enriched bay windows, surmounted by first floor Venetian windows and a gable with decorative barge boards. They are generously spaced so that the paired and recessed front doors appear slightly cramped'*. The appraisal goes on to note that *'the houses are predominantly two storeys, in stock brick with rusticated red brick quoins, roofed in slate with plain grey ridge tiles (except the post-war infill, Nos. 25-35, odd) with small front areas and low brick walls and some railings to the pavement. Nos 2-14 were built by Randall, 1875; 1-7 Hirst of Chetwynd Road, 1875; 13-51, odd, Callard and Gormley, 1876-7; and 40-74, even, Zegers 1876-7.'*

- 3.8 Of the terrace of houses of which the application property is a part, all appear uniform in mass and scale as seen from the street; although 3 properties at nos 6, 10 and 12 feature rear dormers, 2 of them have dormers which are modest in size and form and are located mid-terrace and therefore hidden from view. The exception is at no.6 where the dormers are oversized and not built in accordance with the approved drawings. It is noted that with existing all rear dormers, no fundamental change in the overall roof form was necessary, and the roof additions are not particularly visible from the surrounding main streets, being substantially blocked from view by Denyer House and Highgate Road Chapel.
- 3.9 Unlike these examples, the proposed hip-to-gable extension with large dormers represents a fundamental change in roofline at no 2 Twisden Road. The addition of such mass and visual bulk to the roof on this end-of terrace property is considered to be incongruous and discordant within its context. Moreover the immediate area is characterised by end of terrace and detached buildings having hipped and pitched roofs as demonstrated by the aerial views shown below. The proposed gable-end extension would remove the characteristic hipped roof. The 2 'dormers' are considered excessively large and bulky and are not typical modest additions set within a roof slope; they are not sufficiently set back from the ridgeline, eaves or party walls and the dormer cheeks surrounding the actual windows are far too wide. Overall the combination of the gable extension and 'dormers' would be damaging to the character and appearance of the host property, the Victorian architectural character of the street and the terrace's uniform massing and scale.
- 3.10 In terms of the detailed design itself, the proposed roof extension and rear dormers are not considered to meet the following design guidance given in the Home Improvements Camden Planning Guidance document: *A successful roof extension would consider the overall roof form of the existing building, adjoining buildings and impact in key views (when relevant) and be proportionate to the roof slope being extended; dormers should be subordinate in size to the roof slope being extended; the position of the dormer would maintain even distances to the roof margins (ridge, eaves, side parapet walls); the proportion of glazing should be greater than the solid areas and dormer cheeks should be of a high quality design and materials; consider whether the roof of your property is part of an unbroken roof line which is of heritage value; generally roofs of properties in Conservation Areas are part of the area's character, and as a general rule, dormer windows should retain a greater area of roof slope than properties outside Conservation Areas in order to preserve this character.* It is also noted that the proposed drawings do not show retention or preservation of the red brick dentilated cornice which is a charming original detail that should be protected.
- 3.11 The Design and Access Statement refers to the rear dormers at no 6 and claims identical design. It is however noted that the proposed design differs from what has been built at no 6 in terms of being set down from the main ridge, being an equal distance from the roof margins and the proportion of glazing to solid area. It is also noted that the rear dormers at no 6 were not built according to the permission granted in 1997, which only had very modest dormers the size of the windows themselves. For this reason, and the historic nature of the 25 year old permission, it means that the dormers built at no 6 cannot be regarded as setting a precedent.
- 3.12 The conservation rooflights proposed to the front roof slope are acceptable in principle. There are a number of nearby properties within the conservation area which feature front rooflights, including on Twisden and Chetwynd Road. The rooflights would rise less than 150mm above the plane of the roof, and therefore are not expected to be unduly noticeable from street level, but are considered respectful of the roof form.
- 3.13 Although there is an existing hip-to-gable roof extension at the other end of the terrace at no 14 Twisden Road, this is not considered to justify the harm caused by a similar extension at no 2. The context of no 14 is considered significantly different. While no 2 has a prominent end of terrace position and is clearly seen from Chetwynd Road and the entrance to Twisden Road, no 14 is positioned with the bend of the road and its flank elevation does not face a main road. The

flank elevation of no 14 directly faces a carpark. It is not considered particularly visible from the public realm, but only by residents of Stephenson House of the York Rise Estate, and some properties within Denyer House. There are other historical reasons why that extension took place as explained by objections summarised above, and thus it also cannot be seen as setting a precedent.

3.14 In conclusion therefore, the principle of a hip-to-gable roof extension and large dormer windows on this end-of-terrace traditional hipped roof is considered to be excessively bulky and out of character, discordant and overbearing, removing a characteristic hipped roof and harming the harmonious uniform appearance of the historic roofline as seen from Twisden and Chetwynd Roads. Overall, the proposal is considered to harm the character and appearance of the host building, terrace of which it is part, and the wider conservation area. The proposals would not comply with design policies and guidance in the Dartmouth Park Neighbourhood Plan and Conservation Area Appraisal as well as in Camden's overall Local Plan and Planning Guidance.



*Aerial views showing hipped roofs in area*

#### **4 Amenity**

4.1 Policy A1 of the Local Plan seek to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and would not harm the amenity of neighbouring

residents. This includes privacy, outlook, noise, daylight and sunlight. Camden's Local Plan highlights the standards of amenity (the features of a place that contribute to its attractiveness and comfort) as major factors in the health and quality of life of the borough's residents.

- 4.2 Policy DC4 of the Neighbourhood Plan supports small residential developments (including roof, side and rear extensions) where the development '*does not harm the amenity of neighbouring properties (in particular in respect of privacy, overlooking and loss of light)*'.
- 4.3 Although the proposal would add dormer windows at roof level, the windows are not considered to introduce a harmful level of additional overlooking to the surrounding properties. The closest windows to the rear are considered to be at an oblique angle and the overlooking caused by the proposal is likely to be similar to that existing from no 2's existing first floor rear windows.
- 4.4 The application site is situated directly south of no 2 Chetwynd Road and therefore some loss of sunlight/daylight is expected to both its habitable room windows and enclosed rear garden on account of the large dormer and gable roof projections. No daylight/sunlight report has been submitted to assess its impact on neighbours in accordance with BRE standards and whether this impact is seriously significant or not. It is considered that, in the absence of an adequate assessment to demonstrate otherwise, the development is likely to result in an unacceptable loss of daylight and sunlight to adjoining occupiers to the detriment of their amenities.

## **5 Conclusion**

- 5.1 Refusal is recommended for the following reasons:
- 5.2 The proposed gable roof extension and rear dormers, by virtue of their location, bulk, size and design, would be excessively large, dominant and discordant within the local townscape and would remove a hipped roof characteristic of the area. They would thus harm the character and appearance of the host building, terrace of which it is part, and the wider conservation area, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017 and policies DC2 (Heritage), DC3 (Design) and DC4 (Residential extensions) of the Dartmouth Park Neighbourhood Plan 2019.
- 5.3 In the absence of an adequate daylight/sunlight report to demonstrate otherwise, it is considered that the development is likely to result in an unacceptable loss of daylight and sunlight to neighbouring properties to the detriment of their amenities, contrary to policy A1 (Managing impact) of the Camden Local Plan 2017 and policy DC4 (Residential extensions) of the Dartmouth Park Neighbourhood Plan 2019.

## **6 Recommendation**

- 6.1 Refuse planning permission.