

From: CAAC Comments Form
Sent: 29 November 2022 12:36
To: Planning Planning; Dawn Allott; Derek Gomez; Tuhinur Khan
Subject: CAAC Consultation Comments Received

Camden Council

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Here's what **Someone** entered into the form:

Enter Pin

606662

Application ref.

2022/4276/P

Site Address

Flat A, 35 Chetwynd Road London Camden NW5 1BX

Development Description

Erection of first floor rear roof terrace, rear dormer and 2 rear/front rooflights

Planning officer

Sofie Fieldsend

Advisory committee

Dartmouth Park

Advisory committee

Please send your comments by:

2022-12-18T00:00:00.000

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?

1 There currently is a sloping roof on the existing first floor outrigger. This would be built up to create a flat roof at first floor level, with a terrace on the flat roof. The rear facades of this stretch of Chetwynd Road are very mixed in height and form, with a variety of extensions. However, given the earlier additions on a relatively small area does raise a question of overdevelopment. 2 The proposed use of opaque glazing for the boundary of the terrace could cause problems of light reflections visible from Dartmouth Park Road. However, as the terrace is north facing, perhaps this may not be an issue. 3 The proposed new rear dormer is large, what the DAS calls a main rear dormer at 39; The only other dormers of comparable size to the west are is at no 25 Chetwynd Road which is pre CA. They are also the only dormers between no 35 and no 13, after which the roof form changes. To the east, there are dormers at no 39 and 53. Interestingly, all the precedents cited in the DAS are quite a distance from no 35 (43, 48, 65, 75), one on the other side of Chetwynd Road and one beyond York Rise. So although there are precedents for rear dormers on this side of Chetwynd Road, they are relatively small in number. The proposal would therefore conflict with CPG Home Improvements Dormers 2.2.1 not only by disturbing the generally unbroken roofline but also by butting up to the dividing wall and by the fact that

the proportion of solid areas is greater than that of the glazing. It would have a negative impact on the character and appearance of the Conservation Area and should be refused. 4. There are front rooflights on no 37 Chetwynd Road, next door to no 35. So it would seem difficult to argue that the insertion of a front rooflight at no 35 would intervene into an undisturbed stretch of roofline. There are a few rear rooflights on this stretch of Chetwynd Road. In addition, as this would not be visible from the public realm, it would appear to be acceptable

Do you want to attach any files?

No

Attach files

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