

31 SPENCER RISE  
LONDON  
NW5 1AR

**DESIGN, ACCESS & HERITAGE STATEMENT**



MARCH 2026

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## **HERITAGE STATEMENT**

### **Site and Surroundings**

#### **Spencer Rise**

Spencer Rise runs between York Rise and Dartmouth Park Hill and rises fairly steeply at its eastern end, reaching a plateau to the west. It is residential in character and lined with long terraces of modest housing.

The form and scale of the houses along Spencer Rise is varied. There are three storey townhouses, particularly at the western end of the road, with the remainder having two storeys, some of which are set above a semi-basement with a front lightwell. Many of the houses have additional accommodation at roof level. This either takes the form of converted loft space, with dormers and rooflights, or added mansard levels.

Although the scale, grain and terraced form of the buildings along Spencer Rise is fairly consistent, the individual character of the houses is highly varied. These were developed in small stylistically similar groups with different combinations of roof and façade treatment. Canted bays at ground floor level are a common feature, whereas other houses are flat fronted. At roof level, there were originally a combination of butterfly roofs concealed behind front parapets or pitched slopes, both clad in slate. Some houses are very plain, with decoration restricted to contrasting brickwork banding and window heads, whilst others have restrained painted stucco Italianate dressings, including bracketed eaves, window architraves and stepped cornices to the front parapet. This variety reflects the incremental development of the road by different speculative builders and is representative of many different decorative motifs and architectural language of the 1860s-80s.

Spencer Rise has a relatively strong sense of enclosure, with the houses set close to the road, behind shallow front gardens or lightwells. The plots are fairly narrow and the houses modest, creating a fine-grained urban character. This is particularly pronounced at the eastern end where there are no street trees and only sporadic areas of hedging or soft landscaping in front gardens to soften the townscape. By contrast, the southern edge of Spencer Rise at its eastern end has a strong verdant character due to the setback position of the local authority blocks behind mature tree cover and a vegetated boundary with the street.

In addition to the original architectural variety along Spencer Rise, almost all of the buildings have sustained a degree of alteration over time and there remains very little uniformity or coherence, even within stylistically similar groups or pairs. This includes the loss of stucco detailing, particularly around windows and to the parapet, replacement windows and the painting or rendering of front elevations thus obscuring original brickwork. A notable degree of change has also been sustained at roof level, where there are numerous mansards, particularly at the eastern end of Spencer Rise, as well as rooflights to front slopes and dormers to the rear.

#### **Heritage Assets**

##### **The Dartmouth Park Conservation Area**

No.31 Spencer Rise is located in the Dartmouth Park Conservation Area. The Dartmouth Park Conservation Area Appraisal and Management Strategy was adopted by the Council on 22 January 2009 and provides a description of the character and appearance of the area as well as a series of policy objectives for new development. No.31 Spencer Rise is identified as a building which makes a positive contribution to the character and appearance of the conservation area at Appendix 2, page 45 of the Appraisal.

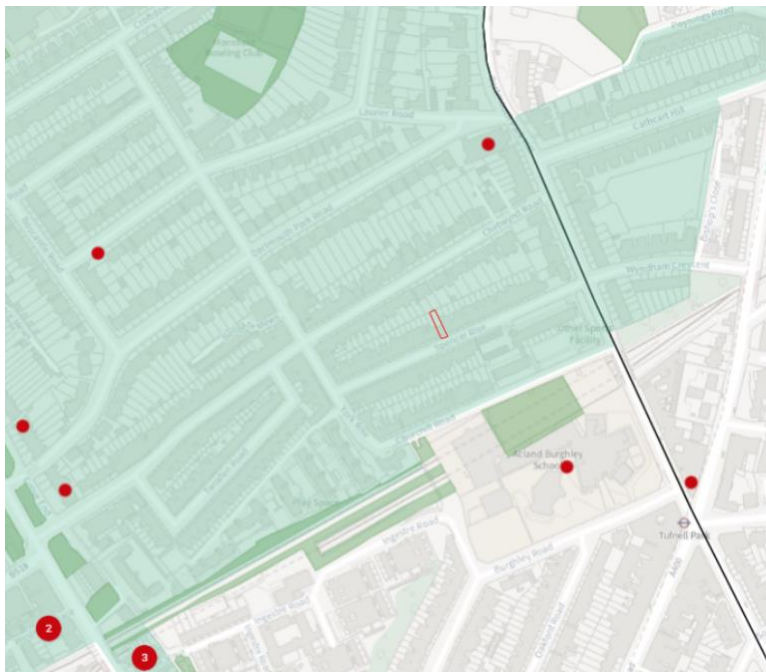
The Dartmouth Park Conservation Area is large and includes the area of mostly residential development between Highgate Road in the west and Dartmouth Park Hill in the east. Due to its size, the designation is divided into various character areas. The application site is located in Sub-Area 3: Dartmouth East.

*East of York Rise, rising up to Chester Road and sitting on the slope of the west facing slope. This sub-area was developed in the 1860s-90s. It has a more informal feel than Dartmouth West sub area with there being a greater variety of buildings. This is particularly true in Chetwynd Road, Spencer Rise and Churchill Road where there are small groups of buildings in the same street, often with only subtle variations of style or height between them. However they are still bound together by the use of the same materials and detailing. (para 7.42)*

*Spencer Rise A street on the Conservative Land Society's estate designed for artisans, and like Chetwynd Road (east) the product of a variety of builders mostly dating to the 1870s. Nos 1a, 1b and 1c, are later (by Easum, 1885). These buildings are simpler than others in the conservation area, have less detailing and vary from terrace to terrace. However they all share common features such as the narrow plot widths, a set back from the road and many have a butterfly roof hidden behind a parapet which provides cohesion. The exception to this is the 1950s block linked to Churchill Road at nos. 50-90. From Dartmouth Park Hill the road is flat and then has a steep incline down to York Rise and on both sides of the street the buildings step down the hill. On the north side nos. 33-65 form a uniform terrace on flat land which contrasts but does not detract from the much shorter terraces to the west. (para 7.60)*

### **Statutorily and Locally Listed Buildings**

There are no statutorily or locally listed buildings which form part of the setting to the application site, taking account of their relative positions within the townscape and the effect of intervening built form.



**Image 1** - Heritage Map. Red dots indicate listed buildings. Light green are conservation areas and dark green is designated open space

## The site and its significance

### No.31 Spencer Rise

No.31 Spencer Rise is located on the north side of the road and forms part of a long terrace of modest houses dating from the second half of the 19<sup>th</sup> century. It forms a stylistic pair with no.29 to the west.

The house is arranged over three floors, with a semi-basement storey. The house is constructed in weathered grey/yellow Gault brick with minimal painted stucco dressings, including window and door heads, and decorative brackets to the eaves. The house has a pitched roof, clad in slates and a brickwork chimneystack on the party wall line with no.29.

The original windows have been lost and now consist of metal framed, central pivot units, with single panes of glass and no subdivision or glazing bars. There is a modern door set beneath a plain glazed fanlight. This has been relocated further forward in the door opening, reducing the original depth of the reveal.

The frontage to the building is of particularly poor quality and lacks coherence. The brickwork piers in the front boundary wall and at the base of the front steps have been wholly rebuilt in pink Fletton bricks, or badly patched. The front boundary wall itself is of modern blockwork construction. Concrete steps lead up to the main entrance and down into the front lightwell.

The rear facade of the building is also of weathered Gault brickwork and has had its original windows replaced. There is no architectural embellishment or detailing to the rear façade. The rear roof slope is clad in slate, with a poor quality, modern dormer positioned directly below the ridge line of the house.

### Significance

The National Planning Policy Framework Annex 2 defines significance as *“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”*

The National Planning Policy Framework 2024 requires an assessment of the significance of affected heritage assets, however this should be *“...proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance”* (para 207) and to enable the local planning authority to *“...identify and assess the particular significance of any heritage asset that may be affected by a proposal.”* This should be taken into account when considering the impact of a proposal on a heritage asset (para 207).

Historic England’s ‘Conservation Principles’ identifies four values that can be attributed to a heritage asset.

The house provides little in the way **Evidential Value**. It forms part of a group of speculatively built mid Victorian houses and is of modest age value in its own right. There is little to distinguish it from many other similar buildings of the same age and character within the area.

The house dates from the 1860s and consequently has some **Historical Value**. It forms part of the historic local scene in this part of Dartmouth Park and has been a feature of the townscape for around 160 years. The building has some very minor historical value in terms of illustrating the evolution of the area from open fields and meadows in the first half of the 19<sup>th</sup> century to part of suburban north London by the end of the century. The house has no association with any local or national figures of note.

The building has a very modest degree of **Aesthetic Value** and is a simple, speculatively built Victorian house, aimed at the artisan classes. It is constructed of typical materials of the period and reflects architectural motifs and detailing that were prevalent on domestic buildings at the time. It has a small degree of townscape value to its front façade in terms of its contribution to the wider streetscene along Spencer Rise, however this is fairly limited due to the heterogenous character of the buildings and their notable variety of form, style and embellishment. The rear of the building is very plain and was originally intended to be of lower significance within the overall architectural composition, lacking even the modest architectural embellishment and detailing of the front facade. As a standard speculatively built terrace amongst many others, it lacks any notable architectural distinction or individuality.

The building has very minor **Communal Value** in so far as it has been part of the local scene for around 160 years and has thus featured in the day to day lives of those who live, work and pass through the area. The house is privately owned and there is little to distinguish it from many others of its type, therefore any contribution to the wider quality and interest of 'place' at a local level is minor.

### **Contribution of no.31 Spencer Rise to the character and appearance of the Dartmouth Park Conservation Area**

The Dartmouth Park Conservation Area Appraisal and Management Guidelines (2009) indicates that no.31 Spencer Rise makes a positive contribution to its character and appearance. This contribution is however very minor. The building is a modest house from the 1860s, aimed at the artisan class. It reflects the suburbanisation of the area during the second half of the 19<sup>th</sup> century and shares some similarities of form, scale and materiality with other buildings along Spencer Rise and within the wider Dartmouth Park Conservation Area. Its use of Gault brickwork provides some architectural status, above the more commonly used yellow London stock brickwork, however there is scant architectural detailing or embellishment. The contribution of the building has been significantly undermined by the loss of the original windows and their replacement with metal central pivoting units with no subdivision, as well as its poor quality frontage and a general lack of repair or maintenance.

### **Historic development**

The Dartmouth Park area was historically open fields and meadows, situated between the settlements at Highgate and Kentish Town, as depicted on Roque's map of 1746.

During the late 18<sup>th</sup> century and into the first half of the 19<sup>th</sup> linear development began to emerge along Highgate Road, with a number of inns and public houses to serve the needs of travellers using one of the main roads north out of the capital. The local landowner Lord Dartmouth began to enclose areas of common land around Highgate during this period, which was then released for building, including Grove Terrace at its southern end which was constructed between 1777 and 1824.

However, the area retained its largely rural character well into the 19<sup>th</sup> century and it was only the arrival of the railway which precipitated more wholesale development, including Highgate Road Station on the Tottenham and Hampstead Joint Line.

Development first began on Dartmouth Park Road in the late 1850s, with the 1871 Ordnance Survey map showing development at its western end. To the east, Chetwynd Road and Spencer Rise (Spencer Road) had been laid out but had only been partially developed, with small groups and runs of terraced housing. No.31 was in place by 1871.

By the time of the 1895 Ordnance Survey map the remainder of Spencer Rise had been developed with a long terrace to the northern and southern sides of the road. The inherent

variety to the townscape, both to the front and rear of the houses, can be appreciated at this early date, with a varied pattern of front projecting bays, front lightwells and rear outriggers of differing size and scale.

The immediate 19<sup>th</sup> century context to the application site has changed little over time. However, the wider setting has changed with the loss of the terraced housing at the eastern end of the road due to World War II bomb damage. The 1970 Ordnance Survey map shows a group of lock up garages and a new local authority block, setback from the road.



**Image 2** - Roque's map of 1746, the Ordnance Survey maps of 1871, 1895 and 1970.



**Image 3** - Details of no.31 Spencer Rise from the 1871, 1895, 1915 and 1970 Ordnance Survey maps.

## Assessment of The Proposals

### Roof alterations

Planning application (2025/3698/P) for ‘*Erection of ground and first floor rear extensions, erection of mansard roof extension and associated raising of front parapet, extension of existing basement, alterations to front and rear fenestrations including insertion of a front bay window, erection of bin store in front garden, and replacement of front steps*’ was refused on 24 November 2025. The decision notice cited that “...*the cumulative scale, bulk and massing of the proposed extensions, together with the unsympathetic design and materiality would result in incongruous and dominant additions causing harm to the character and appearance of the host building, street scene, the Dartmouth Park Conservation Area.*”

Planning permission (2024/2931/P) was granted on 17 September 2024 for ‘*Erection of ground floor and part first floor rear extension with green roof, enlargement of existing rear dormer, alterations to front elevation windows.*’ The current proposals are now a variation of that scheme, omitting contentious items which formed part of the 2025 refused scheme.

The revised proposals no longer seek the addition of a mansard roof and instead, the existing pitched roof will be retained. The existing eaves and ridge lines will be maintained. Together this will preserve the cohesive architectural relationship with its paired dwelling at no.29.

To the front roof slope, two rooflights will be installed. These will be conservation grade and will sit flush with the roof covering. They are positioned up from the eaves and down from the ridge, as well as set in from the party wall upstands. They align with the pair of windows at 1<sup>st</sup> floor level on the facade below, ensuring that they sit comfortably in relation to the original arrangement of the front elevation. The proposed rooflights will be similar to those approved at no.29 Spencer Rise in January 2025 (2024/4819/P).

To the rear there will be one dormer. This will be consistent with the rear dormer permitted in 2024. This will be proportionate to the overall scale of the rear roof slope and will be set up from the eaves, and in from the party wall upstands. It will be situated close to the ridge line. However, this is also the case with the current rear dormer, the 2024 permitted scheme, and also the dormers to the flanking properties at nos.29 and 33 Spencer Rise. The proposed cill level of the new dormer will also align with those of these neighbouring dormers. The window will retain the same tripartite arrangement of casement windows as both the existing, and 2024 permission.

Overall, the proposals to the roofscape will maintain the sense of architectural coherence and symmetry with the house at no.29 Spencer Rise, an attribute specifically noted in the Council’s delegated report in relation to application 2025/3698/P, referring to its “*distinctive pairing with no.29.*”

### Rear façade

The 2024 scheme allowed for a full width extension at ground floor level and a part width addition to the 1<sup>st</sup> floor. The current proposals omit the contemporary detailing of the 1<sup>st</sup> floor fenestration and the zinc cladding to the ground floor extension which formed part of the 2025 refused application. The additions will now be faced in brickwork, to match the existing character of the house and wider context. The windows at 1<sup>st</sup> floor level will be traditional, painted timber sashes, in line with the 2024 permission. At ground floor level the permitted large, glazed sliding doors will be very slightly enlarged in relation to the permitted scheme. This will cause no harm to the overall character and impact of the proposals.

The height of both the ground and first floor extensions is now in line with the permitted 2024 scheme and no longer rise above the height of the ground floor extension to no.33, or above its eaves line, as proposed in the 2025 application.

## Lower ground floor

It is proposed to create additional lower ground floor accommodation at the rear of the property. This will be wholly contained beneath the footprint of the new ground floor addition and will have no direct external expression. There will therefore be no impact upon the character and appearance of the streetscene or wider conservation area.

The enlargement and centralisation of the front window at lower ground floor level was permitted under the 2024 scheme. The height of the proposed opening has been slightly reduced but will still sit comfortably in relation to the overall hierarchy of the front façade. It is broadly similar to the proportions and scale of the opening proposed as part of the 2025 scheme, and which the Council raised no objection to.

It is proposed to slightly enlarge the front door opening, which is currently very narrow. This will remain proportionate to the overall scale of the front façade and will be aligned with the front steps leading up from pavement level, minimising the visual effect of the change.

It is also proposed to reinstate traditional timber sashes to the windows at lower ground and 1<sup>st</sup> floor levels. This will significantly enhance the appearance of the building compared with the current metal framed, central pivot units. These have no subdivision or detailing and are completely inappropriate for a building of this age and character. The new windows will reinforce the historic character of the host building and the wider streetscene, where sash windows are a key feature of the facades.

The Council noted in response to the works to the front facade that *“no objection is raised to the enlargement of the window at basement level, widening of the front door, and replacement of windows at first floor level.”*

A new bin store is proposed for within the front lightwell. Bins are currently stored on the street and contribute to the untidy and discordant appearance of the front façade of the building. The new bin store will allow these items to be concealed within the front lightwell, thus enhancing the appearance of the streetscene. The bin store will have a green roof, which will contribute positively to the visual amenity of the streetscene and introduce welcome greenery.

## Pattern of development

Camden’s Home Improvements CPG 2021 outlines a number of considerations when planning a roof alteration. This includes any previous extensions to the roof slope, as well as *“the pattern of development of neighbouring buildings to include historic extensions”* as well as *“other roof extensions present at the neighbouring buildings which obtained permission through planning application or permitted development.”* Together these statements encompass all historic and pre-existing roof extensions, regardless of their planning history.

The guidance goes on to note that under this CPG, *“.....a more flexible approach is proposed, to give more weight to existing older extensions and to those allowed under permitted development, in the immediate context of the building being proposed for extension, within and outside Conservation Area.”* Thus, pre-existing dormers and mansards along the road are a relevant consideration when assessing the suitability of the proposals for the site, forming part of its immediate and wider context, regardless of their age or planning history. Modifications to the roofscape at both the front and rear of the properties along Spencer Rise now form part of the evolved character of the streetscape and contribute to its strong sense of variety and visual heterogeneity.

Within this context the proposed rooflights and rear dormer are considered acceptable and will be sympathetic and complementary to the character of the host building. They are modest in scale and take account of development on surrounding buildings. The proposals

will preserve the distinctive appearance of the pair of houses at nos.29 and 31 and their positive contribution to the streetscene, differentiated from other properties by their visible pitched roofs and relatively plain front facades.

## **Policy Assessment**

The proposals will comply with section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. They are also in compliance with the National Planning Policy Framework 2024, the London Plan 2021 and the London Borough of Camden's Local Plan 2017. Consideration has also been given to the guidance within Camden Planning Guidance Design (2021), Camden Planning Guidance Home Improvements (2021), the Dartmouth Park Conservation Area Appraisal & Management Guidelines (2009) and the Dartmouth Park Neighbourhood Plan (2020).

### **The Planning (Listed Buildings and Conservation Areas) Act 1990**

The proposals will be appropriately designed and respectful to the character of the host building and the surrounding townscape in terms of position, scale, style, materials and detailed design.

The existing pitched roof to the house will now be retained, with modest interventions to the front and rear slopes. Conservation rooflights will have a very minor impact on the front slope of the building, particularly given that dormers can be seen rising above the front parapet line of other houses on the north side of Spencer Rise.

The new sash windows to the front façade and the introduction of a bin store with a green roof will enhance the appearance of the building and improve its contribution to the streetscene and to the character and appearance of the Dartmouth Park Conservation Area.

At the rear, the proposed ground and 1<sup>st</sup> floor extensions will be in line with the 2024 permission. The rear dormer will be consistent with the 2024 scheme and will remain subordinate to the overall rear roof slope and in keeping with dormers on adjacent properties.

Overall, the proposals are considered acceptable, and the character and appearance of the Dartmouth Park Conservation Area will be preserved in line with the s.72 statutory duty.

### **National Planning Policy Framework 2024**

An analysis of the significance of the host building and its contribution to the character and appearance of the Dartmouth Park Conservation Area has been undertaken. The proposed works will be contextual and will reinforce local distinctiveness, reflecting common architectural form and character along Spencer Rise. The distinctive pairing with no.29 will be reflected and reinforced through the works to the front façade and through the broadly similar rear dormers. Consequently, affected heritage assets, in this case the surrounding Dartmouth Park Conservation Area, will be conserved.

### **The London Plan 2021**

The proposals are considered to comply with **Policy HC1 – Heritage Conservation and growth** of the adopted London Plan (2021). The thrust of the policy is that the significance of heritage assets should be conserved through sympathetic development. Enhancement opportunities should be identified early in the design process. The proposed works to the roofscape will sit comfortably in relation to the host building and the evolved pattern of development along Spencer Rise. The proposed form, scale, profile, materials and detailed

design of the interventions are considered acceptable. The appearance of the house, wider streetscene and conservation area will be enhanced through the reinstatement of traditional painted timber sashes to the front and rear facades and the creation of a concealed bin store in the front lightwell, with welcome greenery introduced above it. Overall, the tired and dated appearance of the building will be improved and enhanced through essential works of repair and refurbishment.

### **The London Borough of Camden Local Plan 2017**

The proposals are also considered to comply with **policies D1 (Design)** and **D2 (Heritage)** of Camden's Local Plan 2017. The proposed roof works will respect local context and character, where the roofscape of the buildings along Spencer Rise have evolved significantly over time, with many instances of mansard roofs, dormers and rooflights. The reinstated sash windows and green roofed bin store are all appropriate additions to the building, given the surrounding context, and in many respects will enhance the contribution of the property to the streetscene. The proposals take account of the guidance within the Dartmouth Park Conservation Area Statement and Management Guidelines and overall, will preserve the character and appearance of the Dartmouth Park Conservation Area.

### **Dartmouth Park Conservation Area Appraisal & Management Guidelines 2009**

The proposals comply with the guidance contained within the Conservation Area Appraisal & Management Guidelines and will be of high-quality design. The proposed rooflights and rear dormer are suitable in terms of their scale, siting and design. There will be no fundamental change to the roofline of the building, and the dormer will be complementary to the overall character of the building. The new bin store to the front will be well concealed beneath new greenery and will create a neater solution than currently storing bins on the street. The new lower ground floor accommodation at the rear of the property will have no external expression and will thus have no impact upon the character and appearance of the conservation area. Elsewhere the scheme will be broadly in line with the 2024 permission.

The proposals now retain and reinforce the character of the pair of buildings at nos.29 and 31 Spencer Rise and they will remain clearly differentiated from the style and detailing of surrounding groups of houses. Overall, the character and appearance of the Dartmouth Park Conservation Area will be preserved.

### **Camden Planning Guidance Design (2021)**

The proposals are in accordance with the relevant sections of this guidance and respond positively and sensitively to the host building and its surrounding context. They are of an appropriate scale, design and detailing throughout and in many instances, will follow the parameters established by the 2024 permission. The scheme will utilise contextual materials, with the reinstatement of painted timber sash windows to the front and rear elevations and the use of brickwork for the rear extensions.

### **Camden Planning Guidance Home Improvements (2021)**

As outlined in the paragraphs above, the proposals are in accordance with the detailed requirements of the guidance at paragraphs 2.2, 2.2.1 and 3.5, and are acceptable in terms of their form, scale, design and materiality. The rooflights and dormer are subordinate to their respective slopes and set in from key datum, including the eaves and party wall upstands. The front rooflights will align with the windows below at 1<sup>st</sup> floor level and will be consistent with those approved recently to no.29. They will be low profile, conservation grade units and will be installed onto a relatively shallow front roof slope, thus minimising their visual impact. The dormer to the rear will be centred on the slope and will have slim cheeks in relation to the glazed area.

Page 44 of the CPG is clear that weight should be given to existing and historic roof alterations and additions, including those obtained through planning permission and permitted development. In this case, the rear dormer will reflect those at nos.29 and 33, to either side of the application site. The rooflights to the front slope are also consistent with those approved at no.29 in 2024.

### **Dartmouth Park Neighbourhood Plan (2020)**

The proposals comply with **Policy DC2 Heritage assets** and will preserve, and in some respects enhance, the character and appearance of the Dartmouth Park Conservation Area. The proposals will be of a high standard and will reinforce local distinctiveness, through the use of contextual design and materials, as well as respecting the distinctive architectural pairing with no.29 Spencer Rise.

They are also in accordance with **Policy DC3 Requirements for good design**, through respect for the surrounding scale, massing and character of surrounding development. The works within the front lightwell will allow for unsightly bins to be concealed and will be positioned beneath a green roof, introducing greenery to the streetscene. The proposed rooflights and rear dormer are fully subordinate to their respective roof slopes. Overall, the proposals will utilise good quality and contextual materials and will demonstrably enhance and improve the appearance of the building.

In relation to **Policy DC4 Small residential extensions**, the proposals will be subordinate in scale and situation to the host building and will complement it in terms of character, design and materials. Only modest changes to the front roof slope are preserved, and this will follow the pattern of rooflights already approved elsewhere, for example to no.29 Spencer Rise in 2024. The diversity of form and detailing along Spencer Rise will be maintained through adherence to the differentiated roofscape, eaves line and façade detailing of the pair at nos.29 and 31.

## **Relevant Historic Environment Policy**

### **Camden Planning Guidance – Home Improvements 2021**

#### **2.2 Roof extensions**

*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.*

##### **2.2.1 Dormers**

*The design of a dormer should therefore emphasise the glazing element and the solid structure should complement this in a form and scale appropriate to the roof being extended.*

- *Roof dormers should sit within the roof slope and appear as an extension to the existing roof whilst the existing roof form is maintained.*
- *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);*
- *Design of dormers would consider the hierarchy of window openings in terms of size and proportion, which generally result in smaller dormer windows than the ones at lower levels;*
- *The type, design and alignment of windows would relate to the ones below;*

- *The proportion of glazing should be greater than the solid areas and dormer cheeks should be of a high quality design and materials;*
- *Dormer materials should complement the main building and wider townscape. Given the existing building stock, the use of traditional materials (timber, lead, hanging tiles) is encouraged; innovative approaches are encouraged and supported by preapplication advice;*
- *Consider whether the roof of your property is part of an unbroken roof line which is of heritage value - as set out in the Conservation Area Appraisal for your area;*
- *Consider whether there are other existing extensions in proximity, even if they are older or constructed under permitted development;*
- *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.*

### **3.5 Rooflights**

*Prominent and steep front roof slopes could be visible from long views along the streets and public spaces. In this instance you should consider locating rooflights on the rear slopes. Shallow sloping roofs may be less dominant and therefore could better accommodate rooflights even to front elevations.*

*The following points should be considered when designing rooflights into the roof of your property:*

- *They should not protrude more than 0.15m beyond the plane of the roof slope or be flush with the roof slope for properties in Conservation Area;*
- *They are significantly subordinate both in size and number to the roof slope being altered and roof form overall;*
- *Their position should take into account other architectural roof elements, e.g. gables, chimneys, turrets;*
- *Their position and dimensions should ensure a consistent rhythm with other rooflights on adjacent/neighbouring roofs.*

### **Dartmouth Park Conservation Area Appraisal and Management Statement 2009**

*High quality design, appropriate scale, form and materials and high quality execution will be required of all new development, including smaller alterations such as shop fronts, signage, and extensions which can harm the character and appearance of the area to an extent belied by their individual scale.*

*Development proposals will be expected to preserve or enhance the character or appearance of the Dartmouth Park Conservation Area. This also applies to developments, which are outside the conservation area but would affect its setting or views into or out of the area.*

*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.*

*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.*

## **Dartmouth Park Neighbourhood Plan (2020)**

### **Policy DC2 Heritage assets**

*Preserve or enhance the Dartmouth Park Conservation Area, historic buildings and buildings of architectural merit and their settings, by:*

*(a) 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;*

*(c) 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;*

### **Policy DC3 Requirements for good design**

*Require that all developments demonstrate good quality design, responding to and integrating with local surroundings and landscape context. In Dartmouth Park good design means:*

*(a) 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;*

*(b) relating developments to the urban landscape value of the street setting, including respecting the established orientation and grain of existing development, established building set-backs, and arrangements of front gardens, walls, railings or hedges;*

*(c) relating developments to established plot widths in the streets where development is proposed, particularly where they establish a rhythm to the architecture in a street;*

*(e) 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;*

*(f) using good quality materials that complement the existing palette of materials used within the immediate area;*

### **Policy DC4 Small residential extensions**

*Support proposals for small residential developments (including roof, side and rear extensions), where the development:*

*(a) is subordinate in scale and situation to the original dwelling and complements its character in terms of design, proportion, materials and detail;*

*(c) is sensitive to and respects the overall character and appearance of the street scene;*

*(f) in the case of roof extensions or dormers:*

*(i) respects the existing roof form in terms of design, scale, materials and detail; and*

*(ii) is restricted to the rear except where it is part of the established local character; and*

## **DESIGN AND ACCESS STATEMENT**

### **Character of site and surrounding area**

The site is in a conservation area street of terrace houses built in the same period. Local schools, shopping facilities, health & social care centre and a community centre are in near locations. Leisure and sport facilities are in walking distance in Hampstead Heath.

### **The property**

The property is a single family dwelling that consists of a dining room and kitchen at basement level.

Entry into the property is via the ground floor with a living room facing the street and a bathroom at the rear of the property. A door at the back of the property leads to a rear garden.

The first floor comprises of 2 bedrooms, and a third bedroom above in the loft.

The overall condition of the property can be described as very poor and requires urgent repairs and upgrades to bring to current living standards. The property has stairs that are very narrow, and the layout is unsatisfactory with only 1 bathroom. The basement level offers living areas, however, the basement suffers from damp and poor ventilation. With the current condition of the property, a total strip out of the existing fabric is required to bring the building to current modern standards. New windows and reconfiguration of the stairs is also required to meet current building regulations standards to meet health and safety standards and to improve the buildings thermal efficiency.

The current loft level is suffering minor structural issues and has limited ceiling height. The loft and the roof requires upgrading to improve the thermal efficiency of the building.

Below are images of the current condition of the property.

**Image 4** – Current front elevation of the property taken 06/08/2025



**Image 5** – Current front elevation of the property taken 06/08/2025



**Image 6** – Current rear elevation of the property taken 06/08/2025



**Image 7** – Current rear elevation of the property taken 06/08/2025



## **Planning history**

Planning approval was granted on 17<sup>th</sup> September 2025, planning ref 2024/2931/P.

The application approved the following proposal:

*Erection of ground floor and part first floor rear extension with green roof, enlargement of existing rear dormer, alterations to front elevation windows.*

Planning application 2025/3698/P was refused on 24<sup>th</sup> November 2025.

*Erection of ground and first floor rear extensions, erection of mansard roof extension and associated raising of front parapet, extension of existing basement, alterations to front and rear fenestrations including insertion of a front bay window, erection of bin store in front garden, and replacement of front steps.*

## **Design principles / proposal**

Following planning refusal of 2025/3698/P adjustments has been made to the plans and the proposed design. Pre-application report 26-00240-PRE was utilised to further validate adjustments to the revised design. The revised planning submission addresses the concerns highlighted in the planning refusal case officers report and pre-application.

The revised proposal consists of:

### **Basement**

1. Slightly larger basement extension into the existing garden storage areas compared with what was approved under 2024/2931/P. Basement floor level remains as is.
2. New bin store with green roof above the new bin store.
3. New widened front window as approved under 2024/2931/P.

### **Ground Floor**

1. Ground floor rear extension as approved under 2024/2931/P.
2. New widened front door entrance.
3. New widened front window as approved under 2024/2931/P.

### **First Floor**

1. First floor rear extension as approved under 2024/2931/P.
2. New front sash windows as approved under 2024/2931/P.

### **Loft**

1. New enlarged and centred dormer as approved under 2024/2931/P.
2. New front low profile conservation rooflights similar to those approved for 29 Spencer Rise under application 2024/4819/P.
3. New rear rooflights over staircase and bathroom.

## **Proposed materials**

The new extensions will comprise of roof tiles and brick, keeping traditional and in line with the character of the street scene and to match the existing property. A new front bin store will be created and finished in matching brickwork to the property.