



DETAILED **PLANNING**

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21st December 2023

Haringey Council London Planning Department

Dear Planning Department,

This application is on behalf of the applicant, for erection of a rear 'L' shape dormer to rear roof slope & rear outrigger roof slope at 22, Thirlmere Road, London N10 2DN. Located within the Muswell Hill Conservation area.

The documents included are:

- Planning Form
- Design, Access & Planning Statement (this document)
- CIL Form
- Drawings (2331EC_HH1_REV0)

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The Existing Property

The property is a three-storey family terraced house situated on Thirlmere Road. The house is located in a quiet residential area. The Property is Located within the Muswell Hill Conservation area.

Proposal

It is proposed to construct a 'L' shaped rear roof extension with 3no. conservation style rooflights to the front elevation to facilitate a loft conversion.

The proposed scale of the dormer seeks to provide adequate distance away from the eaves and boundaries ensuring bulk is reduced.

The dormer walls will be finished in zinc cladding providing a high quality appearance, where there are many other examples within the conservation area.

The scale and massing has been designed to replicate previous examples within the conservation area and create a roof extension suitable subordinate to the main roof.

To reduce the scale of the dormer, the outrigger dormer is set back from the side eaves by 1.6m and from the rear wall 6.5m.

The main dormer has been stepped away from the side boundary by 0.35m

Access

The proposed development has no changes to the current access arrangement.

Impact to Neighbours

As no extensions are proposed and the development is at roof level, the proposal would not be detrimental in terms of daylight, sunlight or outlook to surrounding neighbours.

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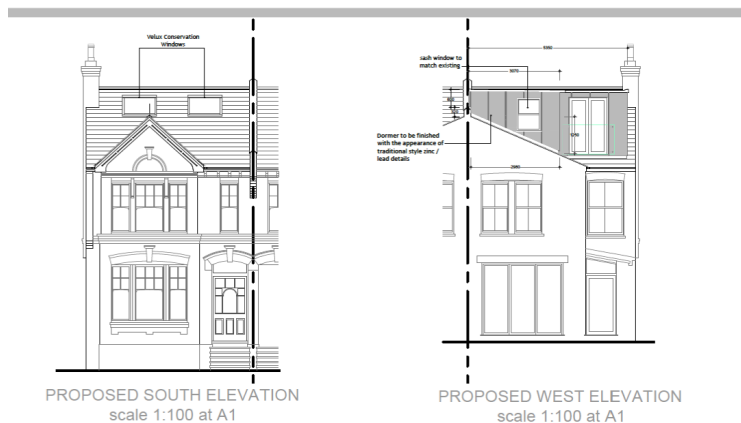
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Similar Approved Applications

There are numerous previously approved planning applications in the area.

HGY/2019/0059

Previously approved planning applications at 1 Thirlmere Road show a similar design with rear dormers to be finished with zinc cladding and the distance from dormer to side gable is less than proposed.



HGY/2017/2294

Previously approved planning application at 10 Thirlmere Road, London, N10 2DN shows a similar design to the submitted proposal.

HGY/2018/0895

Another approved planning application at 40 Windermere Road N10 within the Muswell Hill Conservation Area gained approval on the 23/05/2018 for rear dormer roof extension to the main roof and roof to the outrigger. It is noted in the case that: *“the original design of the properties, with deep two storey pitched roof outrigger, would help to conceal the impact of the extension in views from neighbouring sites. This would be further mitigated in this instance by the siting of the dwelling in the middle of a long terrace. As such the character of the rear elevations of these properties have been altered through the addition of large roof extensions already and on balance the significant roof extension in this instance is considered acceptable”*

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Conclusion

The proposal has been sensitively considered to not detract from the character of the area and the host building. The design aims to replicate previous examples within the conservation area and maintain a suitable scale and massing relative to the main roof.

Detailed Planning Ltd (The Agent), look forward to any discussions with the planning department throughout this application. I trust that the enclosed information is sufficient to approve the application, however, should you require any further information, please do not hesitate to contact our office.

Kind Regards,

Daniel Cieslak, BEng (Hons), ACIAT, he/him

Architectural Technologist

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