



HAMPSTEAD NEIGHBOURHOOD FORUM

17 December 2019

Thomas Sild
Planning Solutions Team
Camden Council

Re: 2019/5547/P, Flat C, 8 Tanza Road

Dear Mr Sild,

The Hampstead Neighbourhood Forum objects to the proposed addition of a front dormer to 8 Tanza as contrary to DH1 of the Hampstead Neighbourhood Plan and the South Hill Park Estate Conservation Area Statement.

The conservation statement cites dormers as an issue in the area: "New dormers should respect the building proportions and window pattern as well as the symmetry of each pair. . . Any alterations or extensions at roof level should not alter the distinctive shape and profile." DH1 states that development proposals that fail to respect and enhance the character of the area and the way it functions will not be supported.

The large property, noted as making a positive contribution to the conservation area, is semi-detached and shares a party wall with no. 6. The houses make an attractive pair, relatively untouched by 20th-century modifications and retaining a distinctive gabled roof with terracotta detailing that draws attention to the roofline. Contrary to some other houses on the street, no. 6 has no front dormer and the two properties form a coherent pair, presenting a symmetrical façade to the street (see attached photo). Inserting a front dormer to no. 8 would unbalance this symmetry and damage the character of the area.

We recommend that Camden refuse this application.

Sincerely,

Janine Griffis
Chair, Hampstead Neighbourhood Forum