

*Policy LP1 of the Local Plan 2018 seeks to maintain and, where possible, enhance the high architectural and urban design quality which contributes to the character and heritage of the area. Proposals should demonstrate an understanding of the site and its context when considering the design including layout, siting and access and the compatibility of the works to the neighbouring uses.*

Our revised design for the small roof dormer has been developed with careful consideration of the site's context and architectural quality. The design maintains the scale and character of the existing structure by using materials and proportions that are compatible with the surrounding buildings. The placement and scale of the dormer are modest, ensuring it complements the existing roofline without overpowering the original design. The dormer's siting respects neighbouring properties, avoiding any negative impact on their use or appearance, thereby maintaining the harmony and character of the local area.

*Policy LP3 requires development to conserve the historic environment of the borough, and where possible make a positive contribution. Development proposals likely to adversely affect the significance of heritage assets will be assessed against the requirement to seek to avoid harm and the justification for the proposal.*

The proposed dormer is designed to conserve the historic character of the area. It has been designed to avoid harm to the heritage asset by carefully integrating with the existing building's style and using materials that match or complement the original structure. The dormer's size and positioning have been carefully considered to ensure that it does not dominate or detract from the architectural significance of the existing house or the surrounding heritage assets. By adopting a sensitive design approach, the proposal seeks to make a positive contribution to the borough's historic environment.

*The Councils SPD relating to House Extensions and External Alterations states that the overall shape, size and position of side and rear extensions should not dominate the existing house or its neighbours. It should harmonise with the original appearance, either by integrating with the house or being made to appear as an obvious addition.*

The design of the small roof dormer adheres to the Council's guidelines by ensuring that the extension does not dominate the existing house or its neighbours. The dormer is proportionate to the existing roof and integrates harmoniously with the original appearance of the house, appearing as a subtle and sympathetic addition. Its shape, size, and position have been carefully planned to blend seamlessly with the original roofline, preserving the character and aesthetics of the property.

*The NPPF states 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. The NPPF states 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal'.*

In line with the NPPF's guidance, our design prioritises the conservation of the designated heritage asset. The proposed dormer will result in less than substantial harm to the significance of the asset, as it has been designed to be a sympathetic addition that does not detract from the existing character. Any minimal impact is outweighed by the benefits of enhancing the functionality and usability of the property, thereby contributing positively to the long-term preservation and use of the building.

*Policy HC1 of the London Plan states that development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings'.*

The proposed dormer respects and conserves the significance of the heritage asset and its surroundings by being sympathetic to the building's existing character and scale. The design carefully considers the visual impact on the setting of the heritage asset, ensuring that the dormer is an appropriate and well-considered addition. By maintaining the aesthetic value and structural integrity of the property, the proposal aligns with the London Plan's objective to enhance the appreciation of heritage assets within their settings.

*Unadopted Local Plan, Policy 28. Local character and design quality (Strategic Policy), B.1, Ensure the proposal is compatible with the local character, including the relationship to existing townscape, development patterns, views, local urban grain and frontages as well as scale, height, massing, density, landscaping, proportions, form, materials and detailing. B.5 Sympathetically upgrading and reusing existing buildings, rather than demolishing and building new, allows a better response to the local character whilst also making substantial energy savings due to the embodied carbon in existing buildings that would otherwise be lost through demolition (see also Policy 4 Minimising greenhouse gas emissions and promoting energy efficiency).*

The development aligns with the existing townscape, including scale, height, massing, and materials, reflecting the local urban design and heritage as defined in the Urban Design Study 2021.

The design prioritises upgrading and reusing an existing structure to preserve local character and reduce carbon emissions.

*Unadopted Local Plan, Policy 29. Designated heritage assets (Strategic Policy), A.1, Give great weight to the conservation of the heritage asset when considering the impact of a proposed development on the significance of the asset. C, All proposals in Conservation Areas are required to preserve and, where possible, enhance the character or the appearance of the Conservation Area.*

The design Prioritises the preservation of the heritage assets and considers any potential impact of development proposals on their significance, avoiding harm where possible.

The design preserves and enhances the character and appearance of the Conservation Area.

*Section 8 of the Council's SPD relating to House Extensions and External Alterations states that roof extensions should be 'in-scale' with the existing house, keep existing profiles, not extend beyond the eaves or the ridge and use similar materials to the existing roof. Section 8.3 states that chimney stacks should be retained where possible and repaired in a style and material which reflect the original.*

The proposed dormer is 'in-scale' with the existing house, maintaining the original roof profile and not extending beyond the eaves or ridge of the roof, in accordance with Section 8 of the SPD. The design carefully respects the existing architectural proportions and aligns with the existing roof structure. The materials chosen for the dormer match those of the existing roof, ensuring visual consistency and cohesion. Additionally, existing chimney stacks are retained and will be repaired, where necessary, using materials and styles that reflect the original construction, thereby preserving the architectural integrity and character of the house.