

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		26/05/2011	
		N/A / attached		<b>Consultation Expiry Date:</b>		N/A	
<b>Officer</b>				<b>Application Number(s)</b>			
Max Smith				2011/1520/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat 8 Daphne Court 56 Fitzjohn's Avenue London NW3 5LT				See decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Details pursuant to condition 2 (details of the dormer windows, rooflights and facing materials) of planning permission dated 20th December 2010 (ref. 2010/5786/P) for the erection of a new hipped roof and dormer window above the existing second floor rear flat roof of residential flats (Class C3) and associated dormer windows to the side and rear elevations of the existing roof.							
<b>Recommendation(s):</b>		<b>Discharge condition</b>					
<b>Application Type:</b>		<b>Approval of Details</b>					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>00</b>	No. of responses No. electronic	<b>00</b> <b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>		N/A					
<b>CAAC/Local groups comments:</b>		N/A					
<b>Site Description</b>							
A large detached three/four storey Victorian villa divided into flats. The building is in the Netherhall/Fitzjohn Conservation Area, to which it makes a positive contribution.							
<b>Relevant History</b>							
2010/5786/P: Erection of a new hipped roof and dormer window above the existing second floor rear flat roof of residential flats (Class C3) and associated dormer windows to the side and rear elevations of the existing roof. Granted 20/12/2010.							
<b>Relevant policies</b>							
<b>LDF Core Strategy and Development Policies</b>							
CS14-Promoting high quality places and conserving our heritage DP24-Securing high quality design DP25-Conserving Camden's heritage							
<b>Camden Planning Guidance 2006 and 2011 Conservation Area Statement</b>							

## Assessment

Condition 2 states:

*“The details of the dormer windows, rooflights and facing materials to be used on the building shall not be otherwise than as those submitted to and approved by the Council before any work is commenced on the relevant part of the development. Such details shall include cross sections through a typical dormer window and rooflight at a scale of 1:10. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.*

*Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.”*

The agent has submitted an email to confirm that the dormer windows would be lead with casement windows. The windows would be painted timber to match the existing windows.

The rear dormer decorative pillar details either side of the window would also be constructed of timber. The tiles would be plain English Clay to match the existing. The rooflights would be conservation velux windows.

The submitted details, when considered in the context of the approved plans, are acceptable.

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