

Delegated Report		Analysis sheet		Expiry Date:		16/02/2011	
		N/A / attached		Consultation Expiry Date:		01/02/2011	
Officer				Application Number(s)			
Carlos Martin				2010/6931/P			
Application Address				Drawing Numbers			
4 Montpelier Grove London NW5 2XD				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a dormer to the front of residential dwelling house (Class C3).							
Recommendation(s):		Grant					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	21	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		No response.					
CAAC/Local groups* comments: *Please Specify		None, not in CA.					

Site Description

The site is a 3 storey plus basement mid terraced building located on the eastern side of Montpelier Grove near the corner of Ospringe Road. The site is not a listed building and is not located within a conservation area. The application relates to the second and third floor maisonette.

Relevant History

8401450: change of use and works of conversion to form 3 self-contained flats including enlarged back extension and enlarged rear dormer. Granted 26/09/1984

2004/0838/P: Construction of a roof terrace. Granted 01/03/2004 (not implemented)

2010/6346/P: pp granted for the enlargement of existing rear dormer and creation of roof terrace to residential flat (Class C3).

Relevant policies

LDF Core Strategy and Development Policies

CS1 Distribution of growth

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2006

Assessment

Planning permission is sought for the erection of a dormer to the front of a residential dwelling house (Class C3). The dormer would be 3.3m wide by 1.05 m high and would feature three windows.

The principle of front dormers is well established in the locality with most properties in the terrace benefiting from front dormers. The proposed dormer is well set in from the roof ridge, lower eaves and sides of the roof and would be subordinate in size and setting within the existing roofscape. Due to its scale and sensitive design the proposal is not considered to harm the appearance of the host building or the terrace of which it forms a part.

The originally proposed windows would be white uPVC. However, this would not be in keeping with the remaining windows of the front elevation of the house and therefore a condition to use matching materials (timber) should be attached to the permission in order to preserve the appearance of the building and the surrounding area. The applicant has confirmed in writing that he is happy to accept a condition to this effect.

The proposed dormer would not result in any significant overlooking of any habitable rooms of neighbouring properties with the closest properties to the front located approx. 20 metres away.

Recommendation: Grant

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