

Delegated Report		Analysis sheet		Expiry Date:		25/03/2010	
		N/A / attached		Consultation Expiry Date:		04/03/2010	
Officer				Application Number(s)			
Hannah Parker				2010/0302/P			
Application Address				Drawing Numbers			
539 Finchley Road London NW3 7BJ				See Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of two new dormer windows at roof level and a window at first floor level to the side elevation of a single family dwelling house.							
Recommendation(s):		Grant Permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	36	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		No responses to date					
CAAC/Local groups comments:		<p>TFL With respect to the development, TfL have the following comments:</p> <ul style="list-style-type: none"> The development is located on the A41 Finchley Road, which forms part of the Transport for London Road Network (TLRN). The footway and carriageway on the A41 Finchley Road must not be blocked during the construction and maintenance of the proposal. Temporary obstructions during the construction must be kept to a minimum and should not encroach on the clear space needed to provide safe passage for pedestrians, or obstruct the flow of traffic. No skips or construction materials shall be kept on the footway or carriageway of the A41 Finchley Road at all times. <p>Subject to the above conditions being met, the proposal as it stands would not result in an unacceptable impact on the TLRN.</p>					

Site Description

The application site refers to a semi detached property on the corner of Finchley Road (red route) and Weech Road. The site is not situated within a conservation area.

Relevant History

9300962 539 Finchley Road Erection of a two storey rear extension to the existing dwellinghouse. Granted 15/10/1993

9501195 539 Finchley Road Retention of a boundary wall to height of between 1.7m and 2.1m along the Finchley Road and Weech Road frontages.

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

London Borough of Camden Replacement UDP 2006

SD6, Amenity for occupiers and neighbours

B1, General Design principles

B3. Alterations and extensions

T12 Works affecting the Highway

Camden Planning Guidance 2006

Assessment

Proposal: The erection of two dormer windows at roof level and a window at first floor level.

Main considerations

- Impact on the host building
- Neighbourhood amenity
- Transport

Impact on the host building

The works are on the side elevation but will be fully visible from the public realm as the side elevation runs along Weech Road. The dormers are considered of an appropriate size and proportions that they do not dominate the roof slope and will be subordinate. They are set in from the eaves and below the roof ridge. The window on the first floor is again of an appropriate size not to dominate the elevation. The window fenestration as existing does not have any pattern therefore, it is considered that that the introduction of the windows will not be harmful. The proposed materials which will match the existing are considered acceptable.

Neighbourhood amenity

The new windows face onto Weech road. It is not considered that any harmful overlooking will occur as the houses on the opposite side of the street are located approximately 20m away. It is considered that the proposed works will not adversely impact on the amenity of the adjacent properties with regard to access to sunlight, daylight, noise or outlook and thus is considered to be consistent with Policy SD6 of the UDP.

Transport

Due to the fact that the property is located on an A41 Finchley Road Transport for London Road Network (TLRN) TFL were consulted regarding the impact of the application on the main highway. An informative has been added to this permission.

Recommendation Grant Permission

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