

Delegated Report		Analysis sheet		Expiry Date:		15/03/2010	
		N/A		Consultation Expiry Date:		19/02/2010	
Officer				Application Number(s)			
Jennifer Walsh				2010/0143/P			
Application Address				Drawing Numbers			
72 Fitzjohn's Avenue London NW3 5LS				Please refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Alterations to approved side dormer window, to single family dwelling house (Class C3).							
Recommendation(s):		Grant Planning Permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	02	No. of responses	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A neighbouring property commented on the application as follows: We are supportive of the application as long as the proposed dormer is symmetrical in every respect. i.e, both sides of the dormer are the same height, the slopes (angles and lengths) are the same and the window is centred in the dormer, centred over the window below. Similarly we are supportive on the basis that the window has small (frosted) panes of a similar design to the windows on the rest of the façade					
CAAC/Local groups comments:		No response has been received from Fitzjohns/Netherhall CAAC.					
Site Description							
The application relates to a two-storey end-of-terrace single-family dwelling located on the eastern side of the Fitzjohns Avenue. It is a substantial dwelling set behind a large front garden with a small garden to the rear, which backs onto Spring Path. The south elevation of the property adjoins Shepherd's Path and the east elevation Spring Path. The building is not listed, but it is situated within the Fitzjohn/Netherhall Conservation Area and identified as a building that makes a positive contribution to the conservation area.							

Relevant History

There is a large amount of relevant history connected to the complex history of this site.

2007/6400/P: Erection of a rear dormer and alterations to side gable of single-dwelling house.

GRANTED 04/03/2008

The dormer was not built to the approved plans, therefore an enforcement case was opened which lead to the submission of the following application.

2008/4697/P: Retention of existing side dormer window to the single dwellinghouse (Class C3).

REFUSED 22/12/2008 *This application was later dismissed at appeal, hence the submission of the current application*

Relevant policies

Camden Unitary Development Plan 2006

SD6 – Amenity for occupiers and neighbours

B1 – General design principles

B3 – Alterations and extensions

B7 – Conservation areas

Camden Planning Guidance

Fitzjohns/Netherhall Conservation Area Statement

Assessment

The Proposal

Following on from the Dismissed Appeal Decision on the built dormer window, an application has been submitted for a dormer which is smaller in size, and follows the principles of the previously approved application for a side dormer window at the application site (2007/6400/P) as well as the neighbouring dormer at No. 78 Fitzjohns Avenue (ref. 2006/2349/P).

This application seeks to reinstate a flat roof dormer pulled in from the side of the chimney. The dormer is to be 3 metres in width and 2 metres in height, with a upvc obscured glass window measuring 0.8 in width x 0.9 metres in height, is proposed to sit in the middle of the cheeks of the dormer. The dormer is to have a tile hung finish to match the original roof.

Main Considerations

- Impact on host building and the Conservation Area
- Neighbourhood Amenity

Impact on host building and the Conservation Area.

The previously approved dormer was to have a pitched roof and the tip of such, was to be inline with the existing ridge. This application seeks approval for a flat roof dormer which is to sit just below the ridge of the roof. Due to the similarities between this application details and the previously approved dormer, it is considered that this proposal would appear subordinate and sympathetic to the building.

A neighbour has commented on the application to state that the dormer should be symmetrical in all respects. The proposed dormer window would be symmetrical.

The applicant has followed the design of a neighbouring approved dormer at No 78. This was identified as a suitable design by the inspector of the dismissed appeal who states:

‘The Council does appear to have granted planning permission for a development at No.78 (Ref: 2006/2349/P) which includes a replacement dormer window to the side elevation. Although not yet built, this would be a small, symmetrical dormer with partly sloping and partly flat roof elements. It would be visually acceptable Structure in contrast to the dormer project before me.’

(Andrew Dale BA (Hons) MA MRTPI, 18th November 2009)

Due to the properties positioning, the roof dormer is highly visible from the public realm and adjoining properties. The revised drawing showing the dormer being brought off the chimney stack by 0.5 metres, and due to the considerable reduction in bulk and mass, it is considered that the revised proposed dormer would not have a detrimental appearance on the streetscene and the character and

appearance of the Fitzjohns/Netherhall Conservation Area.

Amenity

The amended design of the dormers does not raise any amenity issues in respect to privacy, outlook or daylight. Concerns were raised by residents in the previous applications for 72 Fitzjohn's Avenue over the possible overlooking from the sided dormer window and hence a condition was added requiring that; the side gable window was glazed with obscured glass and maintained in obscured glass in the future. As the same window is proposed to be used in this proposal, it is considered that the condition has been adhered to, and that the proposal is in line with policy SD6.

Recommendation: **Grant Planning Permission subject to conditions**

A condition will be attached to any permission granted stating that all works associated with the proposal should be completed by 18th November 2010. This would ensure that the development granted planning permission would be completed within the compliance time period stated by the Planning inspectorate in the Appeal Decision Notice dated 18th November 2009 (2008/4697/P).

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