

The proposed enlargement to the rear dormer brings the following benefits:

- dormer becomes symmetrical with facade below instead of being offset
- creates amenity space where none existed
- allows improved quality of materials compared to existing

The new width is no greater than dormers in adjoining windows.

The roof of No. 41 is lower and smaller volume than adjoining, hence balcony cannot be fully recessed. However, the eaves and lower part of the roof slope run through. The balcony does not project above the ridge lines as seen from street level.

In its location the rear of 41 is difficult to see from adjoining streets other than a short section of Daleham Gardens. New development on the Belsize Lane site to the rear will further obscure it.

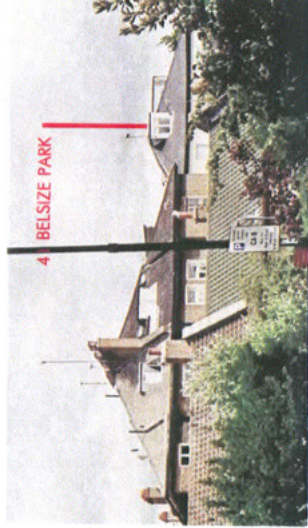


PHOTO 4 Roofs of Belsize Park buildings visible above Belsize Lane houses from Daleham Gardens. Note extensive dormers in adjoining roofs.



PHOTO 5 Rear facade of 41 Belsize Park as existing. Existing rear dormer is offset in relation to windows below.

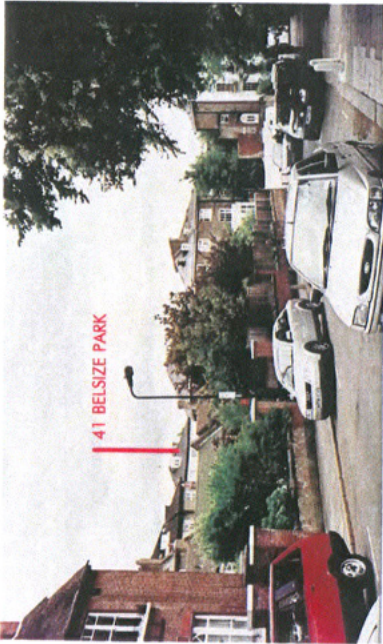


PHOTO 1 From Daleham Gardens; further away No. 41 is obscured by building on left.



PHOTO 2 Near corner of Daleham Gardens and Belsize Lane. View obscured by buildings; development due on vacant site to right

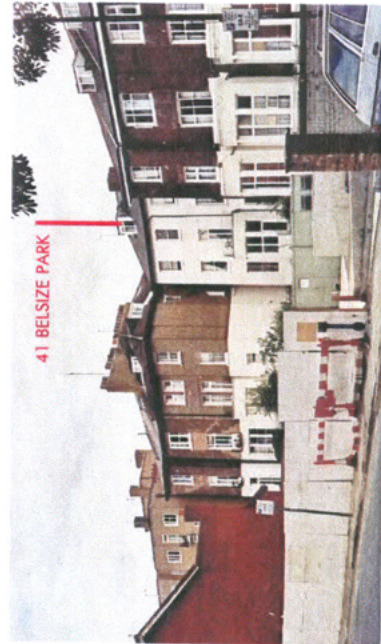


PHOTO 3 Looking across vacant site on Belsize Lane.



PHOTO 6 Photomontage indicating appearance of new dormer centred on windows below, glass balustrade only partly visible, eaves and lower part of roof run through.