

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>09/10/2007</b>	
<b>Members' Briefing</b>		N/A / attached		<b>Consultation Expiry Date:</b>		<b>03/10/2007</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Elaine Quigley				2007/4083/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
73 Parkhill Road London NW3 2XY							
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Installation of dormer windows in side and rear elevation and velux windows in the front and rear elevation of the existing dwelling.							
<b>Recommendation(s):</b>		To grant planning permission subject to conditions					
<b>Application Type:</b>		Full Planning Permission					
<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>01</b>	No. of responses	<b>00</b>	No. of objections	<b>01</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		No letters received.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		<b>Parkhill CAAC – objects</b> Group of 17 houses in 'suntrap' design in this part of CA and their contribution to the character and appearance of the CA is acknowledged in the Parkhill and Upper Park CAS. Apart from application property all properties have retained or reinstated their original features (suntrap windows, doors and porches). There is insufficient space for dormers in front and rear roofslopes. Replacement side dormer is too large and too close to the roof edge. Proposed windows should match the design and materials of the original 'suntrap' windows.  Officer response – see assessment section in report					

## Site Description

The application site is located on the west of Parkhill Road and forms the end of terrace of 11 1930's style two storey properties. To the south are two linear blocks of 46 flats and maisonettes that are Grade II Listed Buildings.

The site forms part of the Parkhill Conservation Area.

## Relevant History

### Adjoining properties

#### 83 Parkhill Road

2006/3300/P

Planning permission was granted on 13/09/2006 for additions and alterations at roof level including enlarged side dormer window and new rear dormer window to dwellinghouse (Class C3).

#### 85 Parkhill Road

2007/3589/P

Planning permission was granted on 17/09/2007 for construction of a dormer in the rear roof slope of single-family dwelling

#### 91 Parkhill Road

PEX0100555

Planning permission was granted on 21/08/2001 for alterations to roof at rear of property to accommodate a habitable room including four velux windows.

#### 93 Parkhill Road

2006/2266/P

Planning permission was granted on 07/07/2006 for the addition of rear dormer and enlargement of side dormer to dwelling house (Class C3).

## Relevant policies

### Adopted Replacement Unitary Development Plan 2006

SD6 Amenity for occupiers and neighbours  
B1 General design principles  
B3 Alterations and extensions  
B7 Conservation Areas

## Supplementary Planning Guidance

### Camden Planning Guidance 2006

Conservation areas  
Extensions, alterations and conservatories  
Roofs and terraces

Parkhill and Upper Park Conservation Area Statement

## Assessment

Planning permission is sought for the installation of dormer windows in side and rear elevation and velux windows in the front and rear elevation of the existing dwelling. A new window would be installed in the first floor side elevation and would serve the existing stairwell. Although the existing windows in the property are uPVC, the new windows would be finished in white aluminium frame. It is proposed to obscure glaze the first floor side window and the side and rear dormer windows.

The existing side dormer measures 2.3m wide by 1.1m length by 1.8m depth. The new side dormer would measure 2.3m wide by 1.5m length by 2.5m depth. Its location within the roof slope would remain the same. The window would serve a stairwell into the bedroom. The rear dormer would measure 2.0m in width by 1.2m height by 2.5m depth and would serve a bathroom.

The main issues to consider are:

- Design
- Impact on the character and appearance of the conservation area
- Amenity

### Design

The proposed rear dormer and enlarged side dormer would sit comfortably within the roof slopes being set down from the ridge and up from the eaves and would comply with the CPG guidance. The finishes of the windows would be considered acceptable materials in terms of the architectural style of the building that is situated within the conservation area.

### Character and appearance of the conservation area

The rear dormer window would not be visible from the public domain and given its size and location is considered acceptable. The side dormer would be visible from Parkhill Road. Parkhill Road CAAC raised concern regarding the enlargement of the side dormer in this 1930's property. It must be noted that side and rear dormers are common characteristics of this part of the conservation area and several of similar sizes exist or have recently been granted planning permission on Parkhill Road (for example 83 Parkhill Road – see planning history). Although it is regrettable that the original suntrap window would be replaced, the size and design of the dormers are not considered to have a harmful impact on the conservation area and would be considered acceptable.

### Amenity

There are side windows in the flats adjoining the application property at Woodfield, Parkhill Road. These would not appear to serve habitable rooms. However the drawings show that the side dormer window and new first floor window would be obscured glazed thereby minimising any potential overlooking. This would be considered acceptable. The adjoining properties that front Upper Park Road lie approximately 32m from the application property. The relationship with these properties is considered acceptable.

**Conclusion**

The proposal is considered acceptable in terms of the design, character and appearance of the conservation area and the amenity of the adjoining residents and would be recommended for approval subject to conditions.