

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		12/10/2007	
		N/A / attached		<b>Consultation Expiry Date:</b>		21/9/2007	
<b>Officer</b>				<b>Application Number(s)</b>			
Hugh Miller				2007/2987/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
23 Shirlock Road London NW3 2HR				Site Location Plan; x 1 Photo sheet; Drawing No. 0307/01; 02; 03; Covering Letter dated 16/08/2007			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Erection of dormer window at rear and additional rooflight at front roofslope to single-family dwelling house (C3).							
<b>Recommendation(s):</b>		Grant					
<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	05	No. of responses	01	No. of objections	00	
			No. electronic	00	Support	01	
<b>Summary of consultation responses:</b>		One letter of support received.  No objections providing that the design guidelines for the Mansfield CA Statement are complied with.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		N/A.					

### Site Description

A 3-storey + attic end of terraced property situated on the west side of Shirlock Road north of the junction with Mansfield Road and south of the junction with Constantine Road. The building has rooflights at the front and rear roofslope, which is similar to other properties within the group of properties and is similar to others within the Shirlock Road.

The building is within the Mansfield C.A. It is not listed.

### Relevant History

N/A.

### 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.

#### **RUDP: 2006**

SD6 –Amenity for occupiers and neighbours

B1 –General design principles

B3 – Alterations and extensions

B7 – Conservation areas

#### **CPG 2006:**

Section 41: Roof and terraces.

## Assessment

The main issues are i) design & the impact on the appearance of the building & on the character & appearance of the C.A. ii) neighbour amenity.

### Background

Dormer windows and rooflights at the front & rear roof slopes are characteristic of properties within the Shirlock Road. The subject building has existing rooflights at the front and rear roofslopes. The existing dormer windows on the adjacent buildings vary in design, size and location within the roofslope.

The application proposes the following:

- Erection of dormer window within the rear roof slope and single rooflight within the front roof slope,

### Design

**Dormer:** The proposed dormer window has a flat roof surface. It measures 2.1m wide comprising lead dressed cheeks + timber framed windows + walls white painted finish. It would be setback 1.5m from the roof eaves and set 1.3m below the apex of the main roof. It would partly align with the existing rear windows on the rear elevation. The general scale and proportion of the proposed rear dormer window is in compliance with the Council's CPG recommendations and is acceptable. The rear dormer window in terms of its design, size and location would be subordinate within the roofscape, not detracting from the appearance of the main dwellinghouse or those adjacent. As dormer windows are characteristic of the properties, the proposed would not harm the wider character and appearance of the Mansfield C.A. and is satisfactory. The proposed accords with policies B1 and B3.

**Rooflight:** At the front the existing rooflight measures 800mm x 600mm. It does not 'heritage/ conservation style' i.e. fitted flush with the roofslope. The proposed rooflight is of identical dimensions with matching location and position within the roof slope. The new lightwell is set well below the apex of the main roof approx. 700mm from the roof apex. A condition is attached to ensure the rooflight is 'heritage/ conservation style' i.e. fitted flush with the roofslope.

The proposed rooflight would not be harmful to the appearance of the building neither would it detract from the character and appearance of the C.A. The proposed is acceptable.

### Neighbour amenity

Neighbouring occupiers amenity would not be harmed through the location of the rear dormer window or the rooflight within the front roofslope.

There is no Mansfield CA Statement. Notwithstanding this, the proposal is in compliance with CPG.

Approval is recommended.