

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>02/08/2007</b>	
		N/A		<b>Consultation Expiry Date:</b>		<b>19/07/2007</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Paul Wood				2007/2484/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
4 Well Walk London NW3 1LD				See decision notice			
<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 a dormer roof extension to the side roof slope of the existing dwellinghouse.							
<b>Recommendation(s):</b>		Grant conditional permission					
<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	22	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		A site notice was displayed from 28/06/2007 to 19/07/2007. <b>Adjoining owners/occupiers</b> No reply to date.					
<b>CAAC comments:</b>		Hampstead CAAC: No objection.					
<b>Site Description</b>							
The application site is a mid-terrace property located on the eastern side of Well Walk. The property is built in the Queen Anne style and is in use as a single-family dwellinghouse. The site is located within the Hampstead Conservation Area and the building is identified as making a positive contribution to the character and appearance of the conservation area.							
<b>Relevant History</b>							
2007/0981/P: Erection of single-storey rear ground floor level extension to existing single-family dwellinghouse. <u>Lawful development certificate granted</u>							
<b>Relevant policies</b>							
Set out below are the UDP policies that the proposals have primarily been assessed against. However, it should be noted that recommendations are based on assessment of the proposals against the development plan <u>taken as a whole</u> together with other material considerations.							
<b>London Borough of Camden Replacement Unitary Development Plan 2006</b>							
S1/S2 – Sustainable development							
SD6 – Amenity for occupiers and neighbours							
B1 – General design principles							
B3 – Alterations and extensions							
B7 – Conservation Areas							

## Camden Planning Guidance 2006

### Roofs and terraces

## Hampstead Conservation Area Statement

### Assessment

**Proposal:** The application proposes the erection of a side dormer window, set back from the front of the dwelling by 4.4m and from the rear by 1.8m. The dormer would have dimensions of 2m wide by 1.45m high and extend from the roof slope by 1.7m.

**Assessment:** The material planning considerations are the impact on the character and appearance of the building and the conservation area, and the impact on the existing amenity values of neighbouring properties.

The side dormer is modest in scale and is positioned almost centrally on the side roof slope. While there are no dormers in this location on this row of terraced properties, the dormer would not be visible in views from the public realm and therefore it would be difficult to argue that it caused harm to the character and appearance of the conservation area. The proposed dormer is therefore considered to be acceptable in principle. The dormer is set well below the ridge height, and extends from the roof slope to partially adjoin the party wall to the neighbouring property, which sits higher than the eaves of the application site. This assists in helping to conceal the visibility of the extension. In this regard the dormer window is generally compliant with the CPG. The proposed materials are considered to be acceptable with tile hanging and a lead roof with a roof light.

The dormer will not result in any overlooking into the adjoining property due to the absence of facing windows at that level (the space is lit by a rooflight which is set flush in the roof of the dormer).

**Recommendation:** Grant conditional permission.