

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		24/07/2007	
		N/A		Consultation Expiry Date:		06/07/2007	
Officer				Application Number(s)			
Matthew Durling				2007/2322/P			
Application Address				Drawing Numbers			
220 West End Lane London NW6 1UU				See decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of dormer window to the rear roof slope to provide additional accommodation for existing flat.							
Recommendation(s):		Grant permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	19	No. of responses	00	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		Site notice displayed from 15/06/2007 to 06/07/2007. Adjoining owners/occupiers No responses received.					
CAAC		West End Green CAAC: Object on the following grounds: <ul style="list-style-type: none"> Consider the use of uPVC windows does not preserve or enhance the character or appearance of the Conservation Area; <i>Response: this element of the application has been withdrawn and the windows will be replaced in a design and with materials to match existing.</i> Consider the dormer window is far too large for the roof and should be made smaller and in timber; <i>Response: the dormer window has been reduced in size and the materials changed to timber.</i> 					

Site Description

A 3-storey mid-terrace property located on the east side of West End Lane and within the West End Green Conservation Area. The rear of the property is accessed via a private cul-de-sac off Fawley Road. The 1st, 2nd and 3rd floors are in residential use and this application relates to the self-contained flat at 3rd floor level.

Relevant History

222 West End Lane

21/09/2004: PP *granted* (ref. 2004/2394/P) for erection of a dormer window to the rear roofslope in connection with the enlargement of existing living accommodation at 3rd floor level.

Relevant policies

London Borough of Camden Replacement Unitary Development Plan 2006

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

West End Green Conservation Area Statement

Assessment

Proposal:

Permission is sought for the erection of a single dormer window to the rear roofslope.

Revisions:

- The replacement uPVC windows have been withdrawn from the application;
- The proposed dormer window has been reduced in size and the proposed uPVC windows replaced with timber.

Assessment:

Planning permission was granted in 2004 (see relevant history above) for the erection of a dormer window to the rear roofslope of the adjacent property (no. 222). This application is for a similar development and in terms of positioning and size respects the existing form of the roof, and in terms of details and materials is considered acceptable.

The dormer is set sufficiently below the roof ridge and above eaves level such that it will not project into the roofline when viewed from a distance. The dormer window has also been reduced in size and set in from the party walls by a minimum of 500mm to be consistent with planning design guidance.

The dormer will have a lead roof with tile-hung sides and comprise three timber sash windows to match the existing fenestration. The dormer will not have a significant impact on the appearance of the building or the character and appearance of the Conservation Area.

The dormer window will not facilitate any additional harmful level of overlooking of adjacent properties and is considered acceptable in this regard.

Notwithstanding the unauthorised replacement windows to similar buildings in the vicinity, the replacement of all original timber sash windows (to front and rear of the application building) with top-hung uPVC windows was considered not to preserve the character or appearance of the Conservation Area and was not considered to be acceptable. On this basis, the applicant has withdrawn this element from the application and will replace all windows on a like-for-like basis in terms of design and materials, such that planning permission will not be required.

Recommendation: Grant permission.