

Delegated Report		Analysis sheet		Expiry Date:		11/04/2007	
		N/A / attached		Consultation Expiry Date:		22/03/2007	
Officer				Application Number(s)			
Sheri Waddell				2007/0162/P			
Application Address				Drawing Numbers			
34 Willoughby Road London NW3 1RU				Site Location Plan; 08-082/03 revB; 04 revC; 05 revA; 06 revA; 07 revA.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Alterations to windows of the dormer on the rear roof slope of the dwelling house.							
Recommendation(s):		Grant permission					
Application Type:		Full Planning Permission					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	08	No. of responses No. electronic	00 00	No. of objections	00	
Summary of consultation responses:	None received.						
CAAC comments:	No objection [15.3.2007].						
Site Description							
A detached basement + 2-storey dwellinghouse with loft accommodation, located on the eastern side of Willoughby Road. The site is located within the Hampstead Conservation Area and the existing building is identified as making a positive contribution to the character and appearance of the area.							
Relevant History							
PP granted [2006/5160/P] for enlargement of the existing basement to create additional accommodation including a swimming pool for the dwellinghouse, and excavation to create a lightwell to the front elevation.							
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.							
London Borough of Camden Replacement UDP 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							
Hampstead Conservation Area Statement (CAS)							
Assessment							
The proposal is to alter the windows of an existing dormer window on the rear roofslope. The change does not alter the size and shape of the dormer, and would therefore in itself constitute permitted development under Class C of the GDPO, as they do not materially alter the shape of the roof, providing the dormer is in itself lawful. The applicants were thus invited to convert their planning application to a CPLD. However, they have only recently acquired the property, and are not able to provide conclusive evidence that the dormer has been there for at least the last 4-years. In this circumstance, it is necessary to deal with the planning application. It is considered probable that the dormer is lawful – it appears not to be a new structure, and the applicants have “hearsay” information that it is more than 4 years old.							
The proposed change [introducing an additional window to the front face of the dormer] will not increase its visual prominence and will therefore not harm the appearance of the building or the character and appearance of the conservation area. It also does not raise any amenity issues for neighbours.							

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