

07.

A. J. Braden

Case Officer: Victoria Geoghegan

Application Number: PW9902081 R2

Address: 119 Greencroft Gardens, NW6

Proposal: The retention of two dormer windows and two velux rooflights in the rear roof slope and one velux rooflight in the front roofslope in connection with the formation of additional accommodation for the existing second floor flat.

Drawing Numbers: 119/10B, 119/11A, 119/12A

RECOMMENDATION SUMMARY: FPC

OFFICER REPORT:

1. SITE

1.1 Three storey semi detached property sub-divided into four self contained flats. The premises lies within the Swiss Cottage Conservation Area.

2. PROPOSAL

2.1 **Original** - The retention of two dormers and two velux rooflights to the rear and one velux rooflight to the front.

2.2 **Revision 1** - amendment to the plans to correct the position of the velux windows on the rear roofslope and the dimensions of the dormers which were inaccurately drawn.

2.3 **Revision 2** - amendments to the design of the windows in the rear dormers.

3. RELEVANT HISTORY

3.1 PW9802711R1 - the erection of two dormer windows, a roof terrace and two velux rooflights in the rear roofslope and one velux rooflight in the front roofslope in connection with the formation of additional accommodation for the second floor flat.

3.2 The application was refused 7 January 1999 for the reasons that the two dormers and two velux rooflights would by virtue of their siting, size, proportions, scale and cumulative impact appear as prominent and incongruous features detracting from the character and appearance of the building and surrounding Conservation Area and the proposal would be contrary to the control of additions at roof level within the Swiss Cottage Conservation Area.

4. RELEVANT POLICIES

4.1 Borough Plan
UD3 all developments are of a good design
UD11 retain, conserve and enhance areas and individual buildings

- 4.2 Draft U.D.P.
SEN4 development respects scale and character of the locality
EN1 general environment protection and improvement
EN16 design standards
EN33 protecting the character and appearance of Conservation areas
EN50 alterations and extensions relate to existing building
EN52 extensions do not dominate
EN57 roof alterations and extensions

SPG15 roof alterations and extensions

5. CONSULTATIONS

5.1 **Local Group comments**

CRASH comment that the plans as submitted are poor. Two dormers and two velux rooflights at the rear are too much and they question whether there is room in the loft as part of the roof is already in use.

5.2 Adjoining Occupiers	Number Notified	13
	Replies Received	0
	Objections	0
	In support	0

No letters of representation have been received.

6. ASSESSMENT

- 6.1 The application is for the retention of two dormer windows and two velux rooflights in the rear roofslope and one velux rooflight in the front roofslope. The rear roofslope previously contained a dormer which measured 1.6m wide and rose off the eaves.
- 6.2 The revised scheme seeks to retain a 2.1m wide dormer and a 1.2m wide dormer. The larger dormer of the two to be retained replaced an original 1.6m wide dormer. Both dormers to be retained rise off the eaves. This type of dormer is considered to be characteristic of the style of this building, reflecting the style of the original dormer and that of the dormer on the adjoining property.
- 6.3 The scheme differs from the application which was recently refused in that the larger of the two dormers has been reduced in size from 3m wide to 2.1m wide. The smaller dormer to be retained is the same width as proposed in the previous scheme. Furthermore, the roof terrace which formed part of the refused scheme has been omitted from the current application. The revised siting and reduction in size, scale and proportions and the omission of the roof terrace in the development proposed to be retained is considered to overcome the previous reasons for refusal.
- 6.4 The windows which have been installed in the dormer windows at the rear do not correspond to the design of the windows as shown on the plans submitted. A condition requiring the windows to be replaced in accordance with the details shown on the plans hereby approved will be imposed on the planning approval. This will ensure that the design of the windows are in keeping with the character and appearance of the building and Conservation Area.
- 6.5 The accommodation which has been created in the roof is to be used in connection with the existing flat on the second floor and does not create a separate unit of accommodation. Conservation and Design raise no objection subject to a

condition which will require the existing windows of both dormers to be replaced with timber framed, vertically hung sliding sash windows, with a glazing pattern that reflects the windows on the second floor, as shown on the plans hereby approved.

- 6.6 It is considered that the dormer windows to be retained accord with the windows beneath in terms of size and width and are less bulky than previously proposed. The development complies with the Swiss Cottage Conservation Area guidance and the policies of the UDP. It is considered that the two dormer windows and velux rooflights as installed in the rear roofslope and the velux rooflight in the front roofslope, subject to the condition outlined below, do not detract from the character and appearance of the building or the Conservation Area.

7. **RECOMMENDATION**

- 7.1 Grant Planning Permission subject to the following conditions:

Conditions:

1. Notwithstanding the windows which have been installed in the two dormer windows at the rear, the windows shown on the plan hereby approved, shall be installed within 3 months of the date of this permission and shall be permanently maintained and retained as such unless otherwise agreed in writing by the LPA.
2. The windows to be installed, pursuant to condition 1, above shall be timber framed and painted.

Reasons for Conditions:

1. To safeguard the appearance of the premises and the character of the immediate area. (DD04)

Informative:

1. You are advised that, in the event of the above conditions not being complied with within three months from the date of this permission, the Council will have no alternative but to proceed with formal action to ensure such compliance.