

<b>Delegated Report</b> <b>(Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>06/11/2006</b>	
		N/A		<b>Consultation Expiry Date:</b>		<b>11/10/2006</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
John Carter				2006/3979/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
2 Holly Lodge Gardens London N6 6AA				See decision			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		<b>Date</b>		
<b>Proposal(s)</b>							
Erection of side and rear dormer windows to roof of dwellinghouse.							
<b>Recommendation(s):</b>		<b>Grant Planning Permission</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>11</b>	No. of responses	<b>02</b>	No. of objections	<b>01</b>
<b>Summary of consultation responses:</b>		Concern about the size and design of the side dormer and its impact on privacy. <i>Officer's comment</i> The size and design of the proposed side dormer on balance is considered to be acceptable. A condition will require that the side dormer window be obscure glazed.					
<b>CAAC/Local groups* comments:</b> *Please Specify		<b>Holly Lodge Conservation Area Advisory Committee</b> No objection to the side and rear dormers. We maintain the view that the front facing velux windows detract from the streetscape. <i>Officer's comment</i> The front facing conservation style rooflight would constitute 'permitted development' and as such cannot be considered as part of this application.					

## Site Description

The property is a two story detached dwelling located within the Holly Lodge Estate Conservation Area. The dwelling is located in a prominent position near the intersection with Highgate West Hill.

## Relevant History

**2006/2413/P** - Erection of front, side and rear dormer windows to roof of house. – Refused for the following reason:

*The proposed side and front dormer windows, by reason of their size, bulk, design, and location within the roof plane would be detrimental to the character of the dwelling and the surrounding conservation area contrary to policies B1 (General Design Principles), B3 (Alterations and Extensions) and B7 (Conservation Areas) of the London Borough of Camden Replacement Unitary Development Plan 2006 and supporting advice contained within the Supplementary Planning Guidance 2002 and the Holly Lodge Estate Conservation Area Statement.*

## 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.

### Replacement Unitary Development Plan 2006

B1 – General design principles

B3 – Alterations and extensions

B7 – Conservation Areas

SD6 – Amenity for occupiers and neighbours

### SPG – 2002

Roofs and terraces section 2.8

### The Holly Lodge Estate Conservation Area Statement

## Assessment

The applicant proposes the following alterations to the roof of the dwelling associated with a loft conversion;

- The erection of a rear dormer window. The dormer window is proposed to be 2.0m in width, extending 2.0m from the roof plane and have a maximum height of 2.0m with a pitched roof.
- The erection of a side dormer window. The dormer window is 2.0m wide, extends 1.6m from the plane of the roof and has a length of 4.0m.

The proposed rear dormer window is of an appropriate size and location within the roof plane and is considered to be acceptable.

The side dormer window differs from that previously refused by Council in that it is smaller in height and length and that it does not form an extension to the existing fenestration to the side of the dwelling.

It is considered that the proposed side dormer is acceptable. There are a number of similar dormers in the conservation area and the proposal is not considered to be inconsistent with the character of the conservation area. The proposed side dormer window complies with Council's Supplementary Planning Guidance. In particular the dormer window is set back from the wall of the dwelling and a 500mm gap is maintained between the dormer and the ridge. Overall, the dormer is considered to be acceptable.

It is recommended that planning permission be **granted**.

### **Disclaimer**

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