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|--|----------------------------|---------------------------------------|-------------------------------------|---|--------------|-------------------|----|
| <b>Delegated Report</b>  |                            | <b>Analysis sheet</b>                 |                                     | <b>Expiry Date:</b>                       |              | 20/09/2006        |    |
|  |                            | N/A / attached                        |                                     | <b>Consultation Expiry Date:</b>          |              | 23/08/2006        |    |
| <b>Officer</b>   |                            |                                       |                                     | <b>Application Number(s)</b>              |              |                   |    |
| Mary Samuel  |                            |                                       |                                     | 2006/3129/P                               |              |                   |    |
| <b>Application Address</b>   |                            |                                       |                                     | <b>Drawing Numbers</b>                    |              |                   |    |
| Flat D<br>12 Quex Road<br>London<br>NW6 4PL  |                            |                                       |                                     | Site Location Plan; Drawing No.12QR/P01/C |              |                   |    |
| <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 a dormer window to rear roofslope and retention of two rooflights to the front roofslope in connection with the existing second and third floor level maisonette (Class C3). |                            |                                       |                                     |   |              |                   |    |
| <b>Recommendation(s):</b>  |                            | Grant conditional planning 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                          | 27                                  | No. of responses                          | 00           | No. of objections | 00 |
| <b>Summary of consultation responses:</b>  |                            | No representations received.          |                                     |   |              |                   |    |
| <b>CAAC/Local groups comments:</b>   |                            | Not applicable.                       |                                     |   |              |                   |    |

## Site Description

Mid terrace residential building, converted into 4 units, on the southeast side of Quex Road, to the west of its junction with Mutrix Road. The proposal relates to the second and third floor level maisonette.

## Relevant History

2006/1057/P

Planning permission was refused on 24/05/06 for replacing the rear roofslope with a mansard roof with 2 dormer windows.

## 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.

**RUDP (2006):** S1, S2, B1, B3, SD6.

**SPG (2002) and (2006):** Advice on roof alterations

## Assessment

**The proposal** is for the erection of a rear dormer window 3.7m wide, located in the middle of the rear roof slope to provide light to an existing bedroom at third floor level (attic storey). It has been submitted following an earlier refusal for a mansard roof with two dormer windows. An informative on the decision notice suggested a rear dormer would be more likely to be acceptable.

**Main issues:** Impact of the dormer on the character and appearance of the building and area and impact on the amenity of residents/neighbours.

**Assessment:** The dormer window is to be located on the rear elevation of the building and will not be visible from the public domain. In terms of its size and position within the rear roof slope it is considered to be acceptable. It will be lead lined with double glazed timber sash windows and these materials are considered compatible with the age and design of the building. The proposal complies with UDP policy and SPG advice on roof alterations and is considered to be acceptable in terms of its appearance.

The dormer will improve the standard of the bedroom of this flat, which does not appear to have a window thus improving the amenity of the occupiers. By virtue of its size, position and relationship to neighbouring properties the dormer will not have any detrimental impact on the amenity of neighbours.

## Approval is recommended

Discrepancies on the drawings: There are vertical lines shown on the existing and proposed rear elevation which do not relate to anything on that elevation.

Although the annotation suggests that unit D comprises the second floor and the attic the location of the door in the hall on the second floor suggests that the second floor and the attic are two different flats. This was discussed with the agent who confirmed that there is only one unit and not two.

**Disclaimer**

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