

Delegated Report		Analysis sheet		Expiry Date:		13/09/2006	
		N/A / attached		Consultation Expiry Date:		24/08/2006	
Officer				Application Number(s)			
Victoria Lewis				2006/3300/P			
Application Address				Drawing Numbers			
83 Parkhill Road London NW3 2XY				See decision			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Additions and alterations at roof level including enlarged side dormer window and new rear dormer window to dwellinghouse (Class C3).							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	04	No. of responses	00	No. of objections	00
Summary of consultation responses:							
CAAC/Local groups* comments: <small>*Please Specify</small>		Parkhill CAAC No objections subject to detailing and materials which should be compatible with the existing style and design of the house and others in the same group.					

Site Description

The application site is a 2-storey end of terrace property located on the western side of Parkhill Road. The property has a flat roof dormer window at the side.

The site forms part of the Parkhill Conservation Area.

Relevant History

No planning history.

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.

SD6 – Amenity for occupiers and neighbours

B1 – General design principles

B3 – Alterations and extension

B7 – Conservation Areas

Supplementary Planning Guidance – section 2

Parkhill and Upper Park Conservation Area Statement

Assessment

Overview

Planning permission is sought to enlarge the existing dormer at the side of the property and erection of a new dormer to the rear. Materials to match the existing dormer (hanging tiles to the side, lead flashing and metal window frames).

Design and Amenity

The proposed dormers would be contained within the roofslope being set down from the ridge and up from the eaves, resulting in a subservient appearance in accordance with supplementary planning guidance. The proposed window frames would match existing window frames in the property. It is therefore considered that the proposals would preserve the character and appearance of this part of the Parkhill Conservation Area.

There is a first floor window in the side of 81 Parkhill Road which is understood to serve a stairway (non-habitable space) and a dormer window above. The proposed enlargement of the side dormer would result in it being almost a metre closer to the dormer in the side of number 81. As it is not known what room the dormer at the side of number 81 serves (there is no planning history for this property) a condition is recommended that the enlarged dormer is top-opening only and obscure glazed to prevent any loss of privacy.

Recommendation

That planning permission be granted.

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