

Delegated Report		Analysis sheet		Expiry Date:		23/08/2006	
		N/A		Consultation Expiry Date:		03/08/2006	
Officer				Application Number(s)			
John Carter				2006/3008/P			
Application Address				Drawing Numbers			
Flat 3 28 Mansfield Road London NW3 2HP				See decision			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date		
Proposal(s)							
Installation of a dormer window to front elevation of flat (Class C3).							
Recommendation(s):		Refuse Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	14	No. of responses	02	No. of objections	01
Summary of consultation responses:		One comment received – requests that the dormer be at least 1.0m from the firewall.					
CAAC/Local groups* comments: *Please Specify		<u>Mansfield Conservation Area Statement</u> We do not want any more front dormers. They are against Mansfield Conservation Area Advisory Committee and Camden guidelines. There are none adjoining please refuse.					

Site Description

The site is a three storey mid terrace dwelling located northern side of Mansfield Road. No. 24 and No. 30 Mansfield Road have front dormer windows.

Relevant History

9401875 - alterations and works of conversion to form 3 self-contained flats including a first floor rear conservatory second floor rear terrace an external rear staircase and the enlargement of an existing rear dormer – Granted

9501182 - Approval of details of rear conservatory railings and dormer pursuant to additional condition 02 of planning permission dated 21st April 1995 (Reg.no.PL/9401875/R2) – Approved

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

Supplementary Planning Guidance – 2002

Roofs and terraces 2.8

Assessment

The proposal consists of the following element;

- The construction of a front dormer window. The dormer window is 2.2m in width. 1.39m in height and 2.45m deep. The dormer window is set 0.7m below the ridgeline and 0.9m above the eaves. It is located centrally in the roof 1.2m from both party walls.

The issues that need to be addressed in the assessment of this application are design and residential amenity.

Design

It is not considered that the erection of a front dormer window in this location is justified. The front dormer is not in compliance with Supplementary Planning Guidance, as the proposal would interrupt an existing continuity of the roofscape. The terrace of which it forms a part has a couple of rather inappropriately designed front dormers but these are in the minority, and appear to pre-date current policy and the designation of the Conservation Area in 1990. It is also noted that the Supplementary Planning Guidance specifically states that the presence of unsuitably designed new or altered dormers on neighbouring properties will not usually serve as a precedent for further development of the same kind

The proposed dormer in itself is rather wide for the context, going against Supplementary Planning Guidance advice which states that the dormer size should be dictated by the windows on the lower floors, with the overall width and height being no greater than the windows below. A wide dormer gives a top-heavy appearance and obscures the original roof form.

Residential amenity

It is not considered that the proposed roof dormer will have any adverse effect on residential amenity. In particular, the dormer window will not result in any loss of privacy.

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

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