

LDC Report	15/10/2014
Officer	Application Number
Obote Hope	2014/5397/P
Application Address	Recommendation
77A Fitzjohn's Avenue London NW3 6NY	Refuse LDC (Proposed)
1st Signature	2nd Signature (if refusal)
Proposal	
The erection of enlarged dormer roof extension with terrace to the flank elevation and enlarged dormer window to the rear elevation.	
Assessment	
<p>The applicant seeks to create an enlarged dormer extension to the side and rear elevations, the existing dormer to the side (flank) pitched roof would be enlarged to create addition residential floorspace, the proposal would include a roof terrace following the installation of patio doors and balustrade. To the rear the existing dormer extension would also be enlarged.</p> <p>The site is a 2-storey detached house at the junction of Fitzjohn's Avenue and Prince Arthur Road. It is constructed in brown Dutch brick with a hipped roof and overhanging eaves.</p> <p>The property is within the Fitzjohn's/Netherhall Conservation Area and is listed as a building that makes a positive contribution to the conservation area. There is a protected lime tree in the eastern corner of the site.</p> <p>The proposed rear and side extension would not be permitted under Class B for the enlargement of a dwellinghouse consisting of an addition or alteration to its roof, if any of the relevant conditions below are not satisfied:</p> <ul style="list-style-type: none"> • No part of the roof extensions would exceed the height of the highest part of the existing roof. • The roof extension does not extend beyond the plane of any existing roofslope which forms the principal elevation of the property and fronts onto a highway. • The cubic content of the resulting building would not exceed the cubic content of the original dwellinghouse by more than 40m³ [<i>the additional volume of 14.73m³. (The propose alteration to the side elevation would be for enlarged dormer extension that would measure approximately 4.9m an increase by 3.1m in depth), As the terrace is not enclosed, the volume of this space is excluded from the calculations, and only the volumes of the walls are included].</i> • It would consist or include a veranda, balcony or raised platform – [<i>In this case the change to the dormer incorporates a terrace/balcony area in front of the dormer that would be 6.2m in depth. This exclusion precludes the development from being permitted]</i> • It would not include the installation, alteration or replacement of a chimney, flue or soil and vent pipe. 	

• The property is within a conservation area [Article 1(5) land] – *The site is within the Fitzjohn's/Netherhall Conservation Area and is not therefor PD*

• The Class also requires that the following conditions are complied with:

1. Matching materials [specified on the drawings and also referred to in an informative on the decision notice].

3. No there are no proposed windows on the side elevation of the dwelling house.
However the following condition is NOT complied with-

2. Set back by not less than 20cm from the eaves. *The eaves of the side wing will be removed and the roof terrace platform and side enclosure wall will be built up flush with the existing side wall of the wing with no eaves being retained; hence there is no gap between extension and eaves.*

Objection was received from the Heath and Hampstead Society

- The new balcony, or roof terrace, at 2nd floor level, would overlook neighbouring properties, especially from this height. This feature is unacceptable.
- The other various modifications to windows and doors, involve brickwork alterations; any permission should ensure that these are carried out with matching bricks

Planning Officers Comment

The application is to determine whether the proposal would be lawful, not requiring planning consent for the dormer windows and terrace and assessment on the potential impact terrace, would not be material consideration.

Only the dormer windows and terrace are assessed as stipulated on the application and associated statement

Recommendation: Refuse Certificate on basis that conditions B1 (e) and Class B1 (d) (i) are not complied with.