

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/1459/P	Craig Morrison and Eleanor Morrison	29 Lisburne Road Camden NW3 2NS	23/04/2015 21:45:42	OBJEMAIL	<p>We are the owners and residents of 29 Lisburne Road. Our property is immediately behind 24 Mackeson Road, directly in line with the proposed dormer.</p> <p>We have no objection in principle to some form of dormer to the attic rooms at 24 Mackeson Road. Several properties in the area already have dormers.</p> <p>However, we do object to two aspects of the current planning application:</p> <p>(a) The proposed dormer is exceptionally tall. So far as we can see from the plans, it would occupy the full height of the attic from the base of the floor to the top of the roof line. No other dormers on nearby houses are on a similar scale.</p> <p>(b) The proposed dormer would also be cut into the existing roof pitch, such that a substantial amount of the pitched roof would be removed altogether and replaced, inset into the existing roof, by a “glass bulstrade”. This would be a very significant departure from the existing roof line in both Lisburne and Mackeson roads, where all dormer windows and roof access doors are set in line with the existing roof pitch.</p> <p>We are concerned that these two features would result in the proposed dormer being disproportionately large and dominant, and out of keeping with the surrounding area.</p> <p>Separately, we also note that the Mansfield CAAC’s response suggests that the application incorporates small roof terrace. A reference to a “roof terrace” has also been added recently (since 13 April 2015) to the application description. If the proposal does incorporate a roof terrace at attic level (significantly above the level of the flat roof on the rear part of the building) then this would be another departure from the terraces of other houses in the area and another ground for concern.</p>
