

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/2745/P	Mark Liebenrood	20 Ospringe Road	03/06/2015 18:58:03	OBJ	<p>I wish to object to this proposal.</p> <p>The proposed new double dormer is not subordinate to the window below it in size, contrary to section 5.11 (d) of Camden Planning Guidance 1 on Design (CPG 1). A double dormer cannot be classed as a 'small projection' on the roof.</p> <p>The property already has a full-width dormer at the rear which is against the encouragement to avoid these in CPG 1 section 5.11 (b).</p> <p>With reference to CPG 1 section 5.7, the most architecturally sympathetic shape of any new dormer window on Ospringe Road would have an upper frame with a shallow curve which echoes the curved tops of the window frames on the floors below. Examples of suitable designs can be seen on the roofs of 9, 11, 15, 20 and 23 Ospringe Road, as well as the existing dormer on the roof of 16 itself. The upper shape of the frames of the proposed new dormers do not match the existing windows in this way, and the design should be revised accordingly.</p> <p>The proposal cites other dormers in Ospringe Road similar in size to the proposed double dormer as a precedent, but CPG 1 section 5.13 states that the presence of unsuitable dormers will not serve as a precedent and many of the existing dormers are contrary to current planning guidelines.</p> <p>The roofline of Ospringe Road has a wide variety of designs of dormer windows, apparently added over quite a long period, many of which understandably do not conform with current design guidelines. There is no established pattern to the roofline. In order to enhance the appearance of the street and increase unity of design in the street, it is important that the current design guidelines in CPG 1 section 5 are adhered to.</p>
