

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/1521/P	Mark Liebenrood	20d Ospringe Road	11/05/2016 20:55:37	AMEND	<p>I wish to object to this application and suggest that it be amended.</p> <p>The proposed front dormer is not subordinate to the window beneath it in size, contrary to section 5.11 (d) of Camden Planning Guidance 1 on Design (CPG 1), nor does the window design match the existing windows.</p> <p>With reference to CPG 1 section 5.7, the most architecturally sympathetic shape of any new or updated 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. The upper shape of the frames of the proposed new dormer does not match the existing windows in this way, nor does the window appear to have a sash bar, unlike all the windows below. The design should be revised accordingly, both in size and design.</p> <p>The proposed rear dormer is almost full-width and is therefore a substantial projection on the roof. It is disproportionately large, against the recommendations of 5.11 (a). Section 5.11 (b) discourages full-length dormers. The dormer does not relate to the façade below, nor is it subordinate to the windows below, against the recommendations of 5.11 (d). Moreover, contrary to the statement on page 11 of the design and access statement, the rear of the property is visible from Lady Margaret Road, near the junction with Brecknock Road.</p> <p>A recent redevelopment of dormers at 18 Ospringe Road was revised in accordance with the planning guidelines on similar grounds to these.</p>
