

# CONSULTATION SUMMARY

## Case reference number(s)

2016/1521/P

## Case Officer:

Laura Hazelton

## Application Address:

12 Ospringe Road

London

NW5 2JE

## Proposal(s)

Demolition of 1 x dormer window and 2 x rooflights to front roof slope; demolition of 2 x dormer windows and 2 x rooflights to rear roof slope; erection of 1 x dormer window and 2 x rooflights to front roof slope; and erection of 1 x dormer to rear roof slope.

## Representations

<b>Consultations:</b>	No. notified	22	No. of responses	1	No. of objections	1
					No of comments	0
					No of support	0

## Summary of representations

### *(Officer response(s) in italics)*

The owner/occupier of 20d Ospringe Road objected to the application on the following grounds:

- The proposed front dormer is not subordinate to the window beneath it in size, nor does it match the window design of the existing windows.
- The rear dormer is disproportionately large and does not relate to the façade below.

#### *Officer response*

- The front dormer would only be slightly larger than the existing dormer window (1.84m x 1.73m as opposed to 1.17m x 1.25m) and is considered to respect the

pattern of fenestration below more so than the existing arrangement. The original window design was amended to a white timber framed sash window in order to respect the character of the surrounding street and is considered acceptable.

- Although larger than the existing dormer windows, the proposed dormer is considered an improvement on the current arrangement of mismatched dormers and rooflights. The original proposal was amended to increase the set back from the roof ridge, eaves and party wall from 500mm to 700m to reduce the overall size and bulk of the dormer. As the surrounding area is characterised by a mixture of dormer styles, sizes, materials and position on roofslope, the proposed dormer is not considered to cause harm to the character of the existing building or the wider area.

**Recommendation:-**

**Grant planning permission**