Comments on Planners Report

21Glenloch Road

London

NW3 SDJ

2018/1899/P

1. The dormer is set back from the eaves by 500mm as per the SPG guidance (see drawing SBA006/02/02 rev B).
2. The Window is aligned with the lower windows and is smaller in depth to be subordinate (see drawing SBA006/WD/02/03 rev B).
3. The dormer is of lead construction as it sits in the roof plain, to be built out of brick to match the facade below would not be in keeping with other dormer extensions locally and due to the pitch not suitable to be tiled in the roof material. We therefore feel lead is the nearest material to relate to other materials in the facade.
4. The UPVC window is clearly an oversite which we tried to clarify during the planning process to no avail as the LPA refused our calls and would not open up into dialog. The decision came several weeks outside the statutory period. Timber windows would be used, and we would have expected this to be a condition in the permission.
5. The proposed dormer follows the loose roof line of most of the surrounding houses which have had dormers built, this is broken by parapets and eaves levels are staggered due to topography so there are many roof lines on the terrace.
6. The proposed dormer is to be built on one of the few properties left with no dormer type extensions which vary in detail over the terrace adjacent and opposite, it would therefore have a relationship with the many other properties with similar extensions.