

| Application No: | Consultees Name: | Received: | Comment: | Response: |
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| 2019/3819/P | Hampstead CAAC | 02/10/2019 22:49:30 | OBJ | <p>HCAAC Objects to the proposal as follows - 1. the existing roof slope is too shallow to accommodate a dormer as has been found and general policy on shallow-slope roofs 2. Applicant clearly recognises the extreme difficulty by carefully forming the dormer in the unusual form shown. 3. The geometry of the dormer junction with the existing roof slope is wrongly shown on the roof plan. 4. The proposal is a bad precedent attempt apparently to gain consent for the principle of A dormer which must then be revised to something greater and more intrusive. 5. This is because of the various unacceptably low headrooms for a habitable room forced by the attempt to cram accommodation where clearly unfeasible. 6.A dormer on the side slope does upset the symmetry of this pair of historic cottages whose modest limits of accommodation are an essential and unavoidable feature the linked pair. 7.Similarly we see no point in the proposed rooflight where on other roofs we would recommend a dormer. 8. Applicant shows and writes of examples of dormers in the neighbourhood, missing the point that those benefit from steeper more substantial roof slopes. 9. Finally, while acknowledging the Applicant's candour in reporting the Pre-app conclusion, we consider he would be better advised to take the experienced professional advice offered as also relating to policy.</p> |
