

CONSULTATION SUMMARY

Case reference number(s)

2019/4650/P

Case Officer:

Jaspreet Chana

Application Address:

76 Upper Park Road, London, NW3 2XY

Proposal(s)

Alterations to existing front dormer window

Consultations:	No. notified	0	No. of responses	1	No. of objections	1
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Summary of representations

A site notice was displayed on 18/10/2019 and expired on 11/11/2019 and was advertised within the paper on 24/10/19 expiring on 17/11/19.

1 objection was received from neighbouring residents:

- We have no objection in principle to alterations to dormer windows, though we would point out that the proposed alteration to the front dormer window – 2019/4650/P – will raise the height above that of our dormer window, and would spoil the line in this conservation area.
- We are naturally concerned that the works might damage our property. In any case we are advised by surveyors that the proposals will affect party walls, and the applicant should be advised to give us the appropriate statutory notice in due course.

(Officer response(s) in italics)

Officer's response:

The increased dormer window would be in line with the neighbouring property's front dormer window (at No.78 Upper Park Road left hand side). It is a modest increase in height and, although the height would be slightly higher than neighbouring properties to the right, it's not considered that it would be visually that different than the existing dormer's appearance nor be harmful to the terrace of properties, street scene and conservation area.

Party wall matters are civil matters and would need to be agreed with the applicants and resolved between both parties.

Recommendation: Grant planning permission